Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Replacement Local Development Plan

2023-2038

Green Wedge Assessment

December 2024



Cynllun Datblygu Lleol
Local Development Plan

1. Introduction

1.1. Context

1.1.1. This Background Paper is one of a range of papers prepared to offer more detailed information and to provide an explanation of the approach taken in the Replacement Local Development Plan (RLDP). This paper provides an assessment of Green Wedge designations within the Neath Port Talbot Council (NPTC) administrative area and provides context for the RLDP.

1.1.2. This version of the Paper is produced to inform the Pre-Deposit (or Preferred Strategy) Stage (December 2024) and it is anticipated it will be updated as the RLDP proceeds to Deposit. This paper will therefore be updated as the Plan progresses through its statutory stages.

1.2. Green Wedges

1.2.1. Green Wedges are a landscape local designation used by local planning authorities to prevent the coalescence of settlements and protect the setting of urban areas.

1.2.2. Green Wedges can be designated by local planning authorities in their LDPs as a way of protecting open land around towns and cities. They are non-permanent, non-statutory, local urban containment mechanisms intended to restrict the spread of built development beyond designated settlement boundaries and allocated sites.

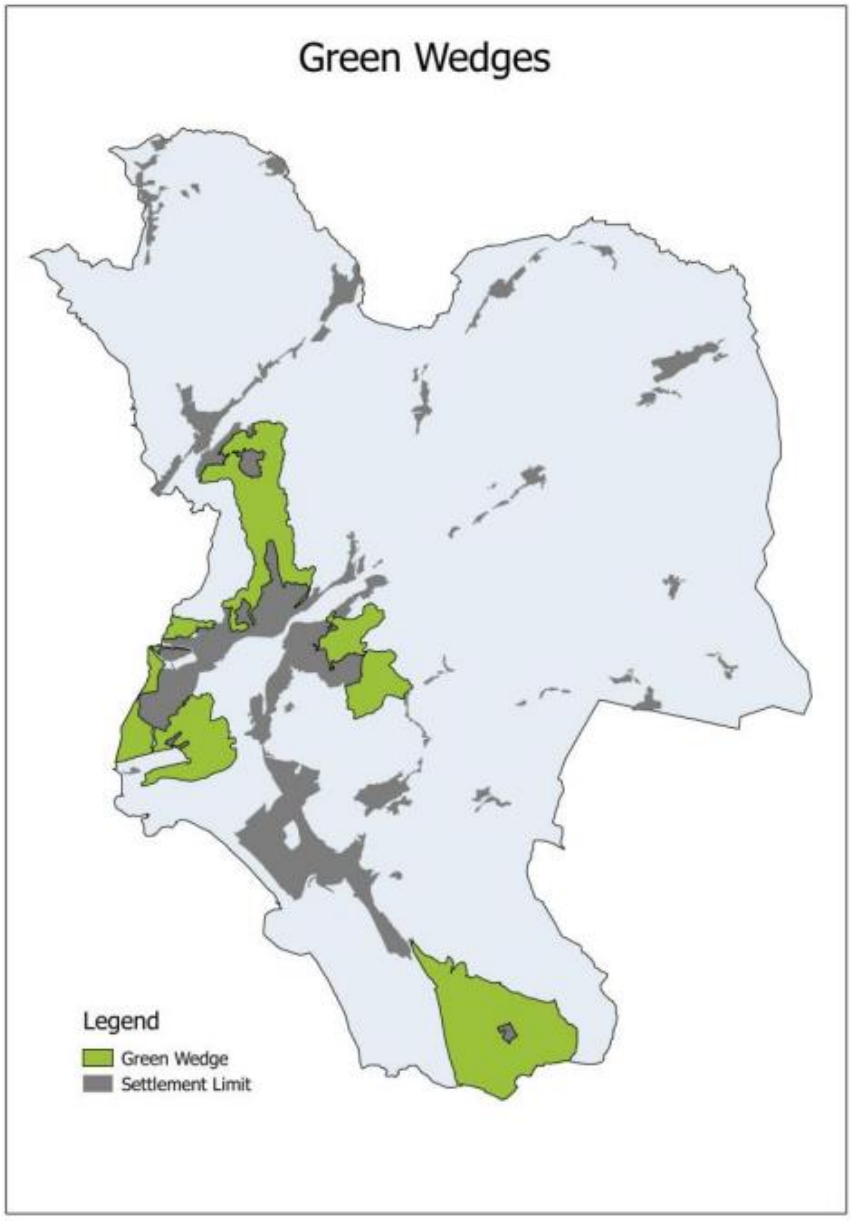
1.2.3. As highlighted by case law in the case of Knight v Bridgend County Borough Council (2006) EWHC 596 (Admin) there is need for clear justification for each Green Wedge included within a LDP in order to have a robust Green Wedge policy.

1.2.4. The current NPT LDP designates the following five Green Wedges through Policy EN3 Green Wedges:

- EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park
- EN3/2: Skewen/ Birchgrove

- EN3/3: Neath/ Tonna/ Cimla/ Efail Fach
- EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy
- EN3/5: Margam

Figure 1: NPT Green Wedges



1.2.5. These areas were identified of particular importance in providing a backdrop to the main towns, or in separating and defining settlements. Although they may not necessarily be particularly attractive scenically, they were recognised as contributing strongly to the quality of life in the County Borough's communities. They were considered to face continual pressure from erosion for development, and the range of community uses that need

to be located in the countryside, all of which were considered to have the potential to harm the character of these areas.

1.3. Purpose

1.3.1. The purpose of this background paper is to:

- Consider whether there is a need for Green Wedge Policy in the RLDP;
- Review the existing Green Wedges; and
- Review all sites submitted to determine whether they should be released from the Green Wedge for development.

1.4. Structure

1.4.1. In order to do this, the Council has:

- Reviewed current national and local planning policy (Chapter 2);
- Reviewed national planning guidance and other authorities approaches (Chapter 3);
- Prepared a methodology for assessing the need for Green Wedge policy in the RLDP and for site assessment (Chapter 4);
- Reviewed the existing Green Wedges (Chapter 5);
- Assessed the need for Green Wedges (Chapter 6); and
- Reviewed the sites submitted for development (Chapter 7).

2. Policy Context

2.0.1. This Chapter provides an overview of national and local planning policy.

2.1. National Policy Context

2.1.1. Future Wales

2.1.1.1. Future Wales, the national development plan for Wales forms part of the statutory development plan for NPT.

2.1.1.2. Future Wales provides no specific policy context for the definition of Green Wedges.

2.1.1.3. Future Wales identifies NPT as forming part of the wider South West planning region. With regards to Green Belts, Policy 19 'Strategic Policies for Regional Planning' says that strategic development plans should embed placemaking as an overarching principle and should establish for the region (and where required constituent Local Development Plans) ….. (7) the identification of green belts, green corridors and nationally important landscapes where required.

2.1.1.4. Policy 30 'Green Belts in the South West' states that the WG supports the use of Strategic Development Plans to identify and establish green belts to manage urban form and growth in the South West, particularly around Swansea Bay and Llanelli.

2.1.2. Planning Policy Wales

2.1.2.1. Planning Policy Wales (PPW) (Edition 12, 2024, Paragraph 3.68) advises that Green Wedges are local designations which essentially have the same purpose as Green Belts, namely to prevent the coalescence of large towns and cities with other settlements; manage urban form through controlled expansion of urban areas; assist in safeguarding the countryside from encroachment; protect the setting of an urban area; and assist in urban regeneration by encouraging the recycling of derelict and other urban land. They may be used to provide a buffer between the settlement edge and

statutory designations and safeguard important views into and out of the area.

2.1.2.2. Chapter 3 of PPW (Paragraph 3.41) of which relates to Strategic and Spatial Choices, states that an essential component for a sustainable place is where development is to be located. Development plans will provide the basis for this by identifying areas and sties for new development. This will be based not only on the consideration of the needs of existing urban and rural areas but also future relationships between urban settlements and their rural hinterlands, particularly in the light of ensuring strong rural and urban communities, maintaining places which are resilient to the effects of social and economic change and are resilient in the light of the impacts of climate change.

2.1.2.3. In order to do this, Paragraph 3.42 advises that development plans must include a spatial strategy covering the lifetime of the Plan which establishes a pattern of development improving social, economic, environmental and cultural well-being.

2.1.2.4. In developing spatial strategies, Paragraph 3.43 says that planning authorities must prioritise the use of suitable and sustainable previously developed land and/or underutilised sites for all types of development. PPW however recognises that not all sites of this nature are suitable for all types of development. Paragraph 3.44 states that where there is a need for sites, but it has been clearly demonstrated that there is no previously developed land or underutilised sites (within the authority or neighbouring authorities), consideration should then be given to suitable and sustainable greenfield sites within or on the edge of settlements.

2.1.2.5. PPW (Paragraph 3.64) recognises that around towns and cities there may be a need to protect open land from development and that this can be achieved through the identification of Green Belts and/or local designations such as green wedges. PPW states that proposals for both 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. Unlike Green Belt,

Green Wedges should be reviewed as part of the development plan review process.

2.1.2.6. PPW (Paragraphs 3.69-3.71) advises that green wedge boundaries should be chosen carefully using physical features and boundaries to include only that land which is necessary to keep open in the longer term. To maintain openness, development within a Green Wedge should be strictly controlled therefore when including Green Wedge policies in their plans, planning authorities must demonstrate why normal planning and development management policies would not provide the necessary protection given that within green wedges, the general policies controlling development in the countryside apply but in addition there is a general presumption against development which is inappropriate in relation to the purposes of the designation.

2.1.2.7. PPW advises in Paragraph 3.73 that when considering applications for planning permission in Green Wedges, a presumption against inappropriate development will apply. Substantial weight should be attached to any harmful impact which a development would have on the purposes of the Green Wedge designation. Policies should be devised to outline the circumstances when development would be permitted in these areas where the openness of the Green Wedge will still be maintained.

2.1.2.8. PPW (Paragraphs 3.76-3.78) advise that the construction of new buildings in a Green Belt is inappropriate development unless it is for the following purposes:

- Justified rural enterprise needs;
- Essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the Green Wedge, and which do not conflict with the purpose of including land within it;
- Limited extension, alteration, or replacement of existing dwellings; or
- Small scale diversification within farm complexes where this is run as part of the farm business.

2.1.2.9. The re-use of buildings in the Green Wedge is not inappropriate development provided that:

- The original building is substantial, permanent, and capable of conversion without major reconstruction;
- The new use will not have a greater impact on the openness of the Green Wedge and the purposes of including land within it. Strict control will need to be exercised over the extension, alteration, or any associated use of land for re-used buildings; and
- The building is innkeeping with its surroundings.

2.1.2.10. Certain other forms of development may be appropriate in the Green Wedge provided they preserve its openness and do not conflict with the purposes of including land within it. These are mineral extraction; renewable and low carbon energy generation; engineering operations; and local transport infrastructure.

2.1.2.11. Other forms of development would be inappropriate development unless they maintain the openness of the Green Wedge and do not conflict with the purposes of the designation.

2.2. Local Policy Context

2.2.0.1. Following on from a review of national policy, consideration is given to local policy.

2.2.1. NPT LDP

2.2.1.1. The NPT LDP recognises that within the County Borough there are a variety of distinctive and contrasting landscapes and seascapes. Strategic Policy (SP) 14 ‘The Countryside and the Undeveloped Coast’ says that the countryside and undeveloped coast, including landscapes, seascapes and agricultural land, will be protected and where feasible enhanced through the following measures …. (4) the designation and protection of Green Wedges.

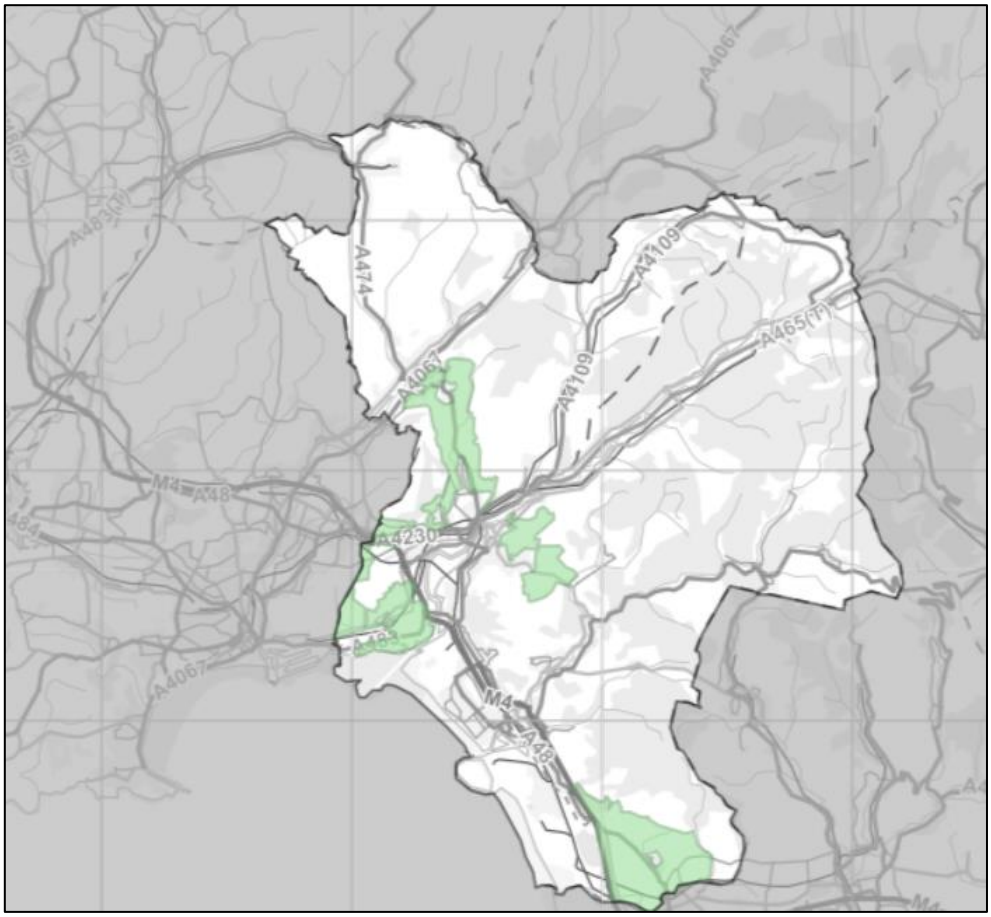
2.2.1.2. Policy EN3 ‘Green Wedges’ states that “in order to prevent the coalescence of settlements and to protect the setting of urban areas, Green Wedges

have been designated in the following locations and that within these areas there is a presumption against inappropriate development:

- EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park
- EN3/2: Skewen/ Birchgrove
- EN3/3: Neath/ Tonna/ Cimla/ Efail Fach
- EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy
- EN3/45: Margam

2.2.1.3. The Map below details the locations of the Green Wedges in NPT. The Map shows that within NPT there are Green Wedges adjoining Bridgend and Swansea County Boroughs. Consideration is therefore given in the next Section as to whether neighbouring authorities have Green Wedges bordering NPT which the Council should take into consideration when reviewing Green Wedge boundaries.

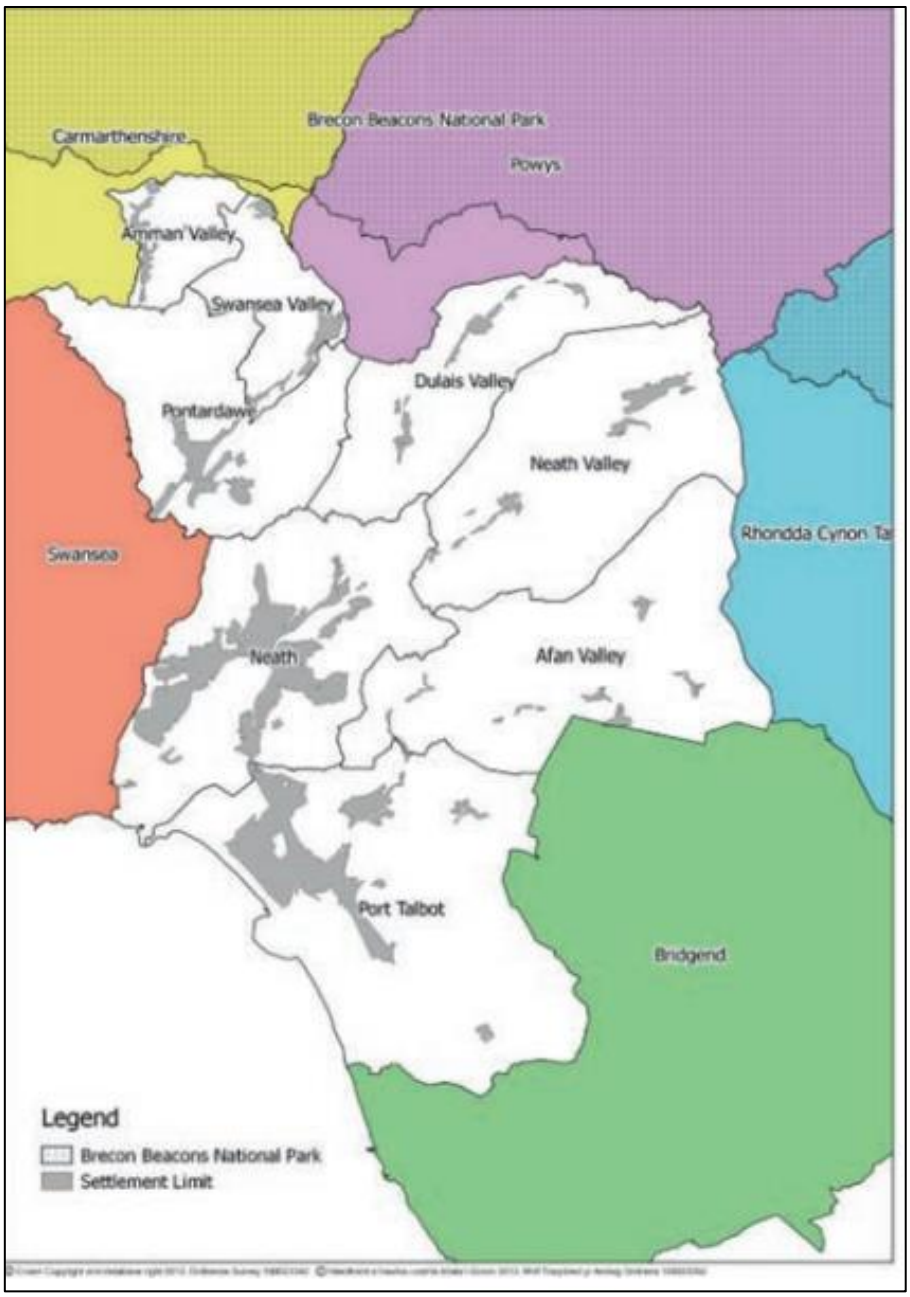
Figure 2: NPT Green Wedges



2.2.2. Neighbouring Authorities

2.2.2.1. The County Borough of NPT is located on the coast between the City and County of Swansea to the west and the County Borough of Bridgend to the east. NPT also shares boundaries with Carmarthenshire, Powys, Rhondda Cynon Taff, and the Brecon Beacons National Park.

Figure 3: Neighbouring Authorities



2.2.2.2. This Section reviews other authorities LDPs.

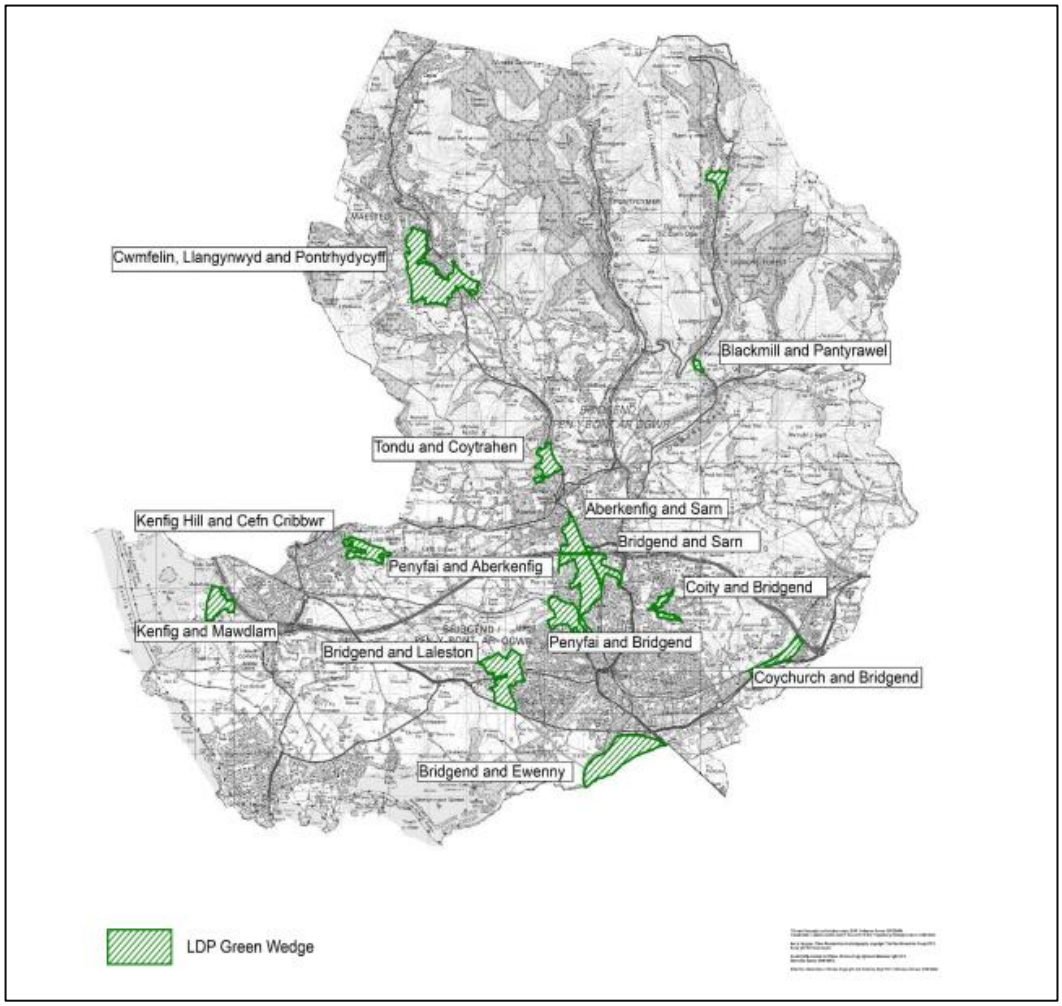
Bridgend

2.2.2.3. The Bridgend LDP is currently in the process of being reviewed. The current LDP (2006-2021) includes 14 Green Wedges:

- ENV2(1) City and Bridgend;
- ENV2(2) Tondu and Coytrahen;
- ENV2(3) Coychurch and Pencoed;
- ENV2(4) Bridgend and Laleston;
- ENV2(5) Bridgend and Sarn;
- ENV2(6) Kenfig Hill and Cefn Cribwr;
- EN2(7) Cwmfelin, Llangynwyd and Pontrhydycyff;
- ENV2(8) Penyfai and Aberkenfig;
- ENV2(9) Penyfai and Bridgend;
- ENV2(10) Aberkenfig and Sarn;
- ENV2(11) Bridgend and Ewenny;
- ENV2(12) Kenfig and Mawdlam;
- ENV2(13) Blackmill, Ogmore Valley and Pantyrawel; and
- ENV2(14) Ogmore Valley, Nantymoel and Ogmore Vale

2.2.2.4. The Diagram below shows that none of the Green Wedges border NPT.

Figure 4: Bridgend's Green Wedges



2.2.2.5. The Green Wedge Report undertaken to inform the RLDP concludes that there is no longer a need to maintain a Green Wedge policy as the areas can be protected through other policies.

Swansea

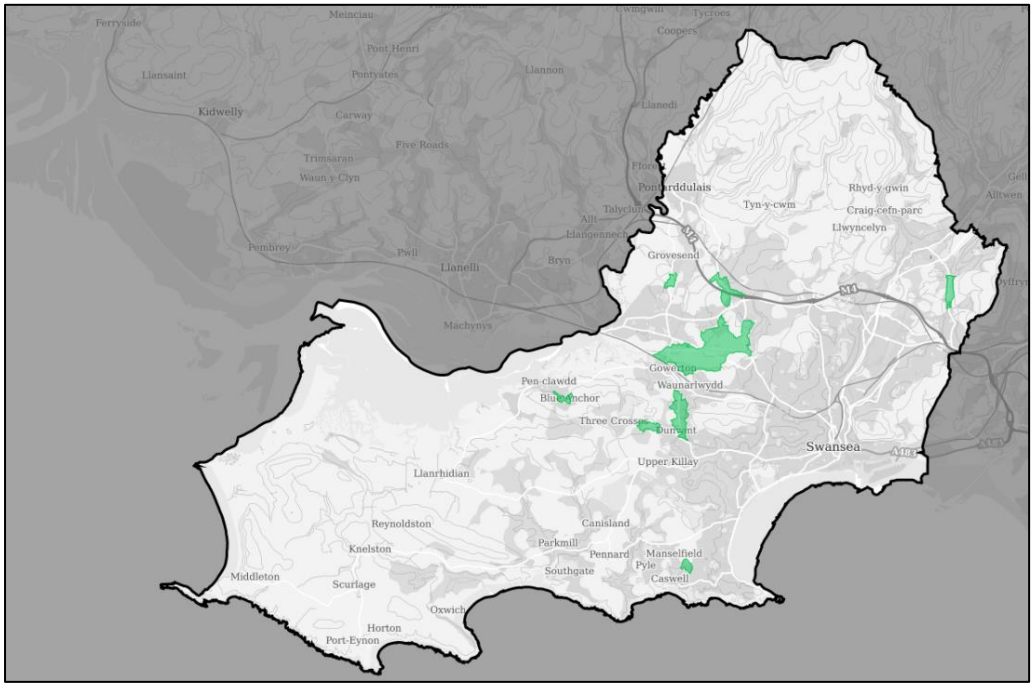
2.2.2.6. The Swansea LDP (2010-2025) is currently not in the process of being reviewed. The existing LDP through Policy ER3 'Green Wedges' designates the following areas as forming Green Wedges:

- Birchgrove and Glais;
- Bishopston and Newton;
- Dunvant and Three Crosses;
- Gowerton/ Waunarlwydd and Dunvant;
- Penclawdd and Blue Anchor;

- Penllergaer and Pontillw;
- Penllergaer/ Kingsbridge and Gowerton/ Waunarlwydd/ Fforestfach; and
- Penyrheol and Grovesend

2.2.2.7. The map below shows that there are no Green Wedges adjoining NPT.

Figure 5: Swansea's Green Wedges



Powys and Carmarthenshire

2.2.2.8. Powys and Carmarthenshire are currently both in the process of reviewing their existing LDPs. Neither has Green Wedges within their existing plans.

Rhondda Cynon Taff

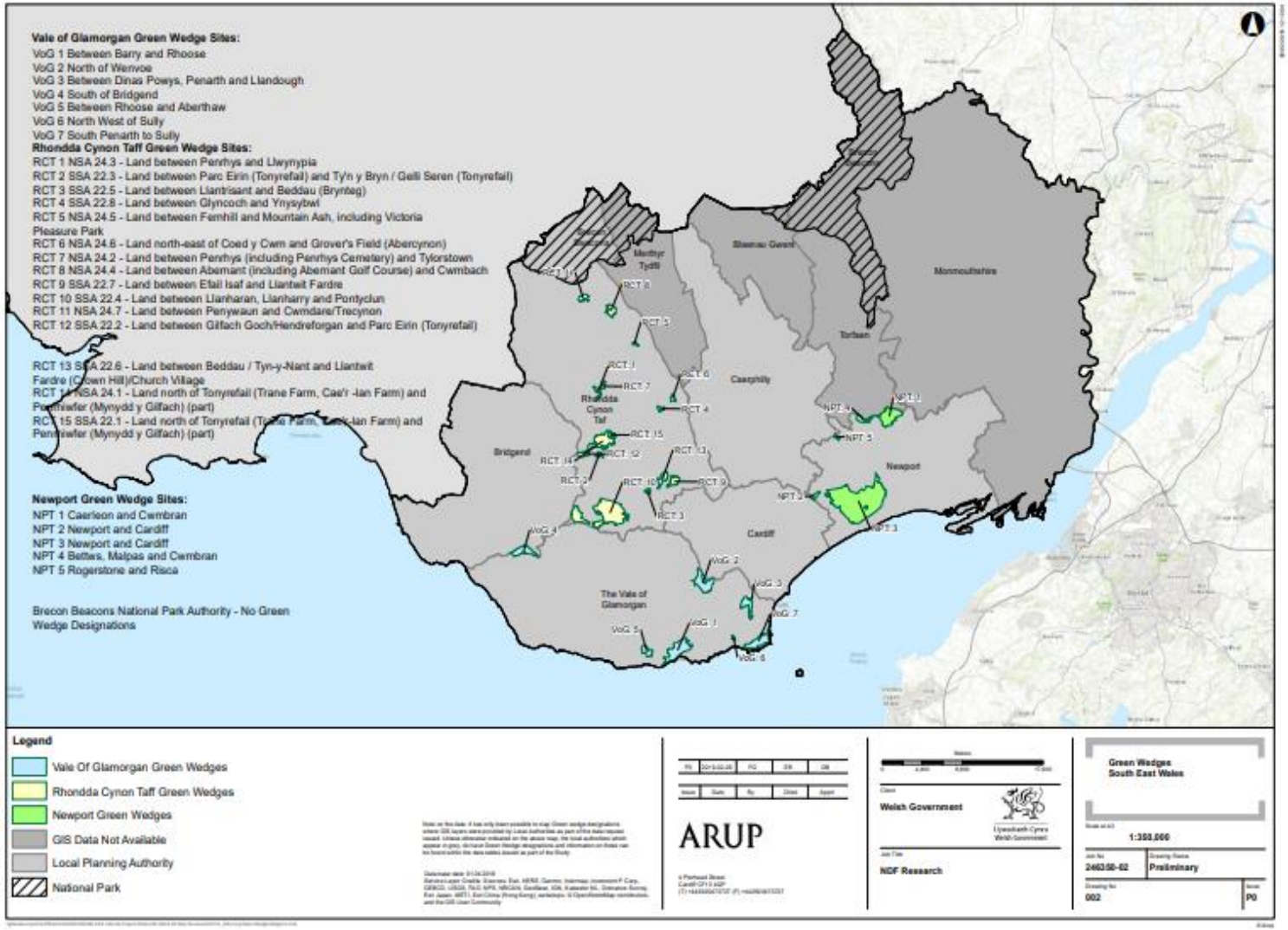
2.2.2.9. Rhondda Cynon Taff is currently in the process of reviewing its LDP. The current Rhondda Cynon Taff LDP includes thirteen Green Wedges:

- RCT1: Land between Penrhys and Llwynypia;
- RCT 2: Land between Parc Eirin (Tonyrefail) and Ty'n y Bryn / Gelli Seren (Tonyrefail);
- RCT 3: Land between Llantrisant and Beddau (Brynteg);
- RCT 4: Land between Glyncoch and Ynysybwl;

- RCT 5: Land between Fernhill and Mountain Ash, including Victoria Pleasure Park;
- RCT 6: Land north-east of Coed y Cwm and Grover's Field (Abercynon);
- RCT 7: Land between Penrhys (including Penrhys Cemetery) and Tylorstown;
- RCT 8: Land between Abernant (including Abernant Golf Course) and Cwmbach;
- RCT 9: Land between Efail Isaf and Llantwit Fardre;
- RCT 10: Land between Llanharan, Llanharry and Pontyclun;
- RCT 11: Land between Penywaun and Cwmdare/Trecynon;
- RCT 12: Land between Gilfach Goch/Hendreforgan and Parc Eirin (Tonyrefail); and
- RCT 13: Land between Beddau / Tyn-y-Nant and Llantwit Fardre (Crown Hill)/Church Village

2.2.2.10. As can be seen by the Map below shows that the Green Wedges within Rhondda Cynon Taff do not adjoin NPT.

Figure 6: Green Wedges in South Wales



3. National Guidance and Other Authorities Approaches

3.0.1. Following on from the review of national and local planning policy, this Chapter reviews national planning guidance and other authorities approaches.

3.1. National Guidance

3.1.1. National guidance (Development Plans Manual (DPM), Edition 3, 2020) provides no specific guidance to the preparation of Green Wedge reviews. The Guidance only states that Green Wedges are a local designation to be considered as part of housing supply (Table 13).

3.2. Other Authorities Approaches

3.2.0.1. In the absence of guidance, the Council has reviewed other authorities approaches.

3.2.1. Bridgend

3.2.1.1. Bridgend County Council has undertaken a Green Wedge Review to inform its RLDP. As part of this work, the Council has assessed the Green Wedge concept as to whether:

- The additional layer of protection is justified and, or
- It is the most appropriate means of preventing coalescence

3.2.1.2. As part of this they reviewed each Green Wedge against how it succeeded against the policy objectives listed in the Table below, and/or whether other policies were utilised to serve the same purpose. Consideration was given to the LDP monitoring data and planning application decisions to consider the use of existing LDP policies. Consideration was also given to sites being promoted within the Green Wedges.

Table 1: Bridgend Green Wedge Assessment

PPW Green Wedge Policy Primary Function	LDP Green Wedge Policy Primary Functions
Prevent urban coalescence of settlements with other settlements.	Prevent coalescence between settlements.
Manage urban form through controlled expansion of urban areas.	Prevent coalescence between communities/ settlements within the County Borough.
Assist in safeguarding the countryside from encroachment.	Maintain the distinct identities of separate communities.
Protect the setting of urban areas.	Maintain valuable open space between settlements.
Assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Complement the function provided by settlement boundaries.
Provide opportunities for access to the open countryside.	Maintain the distinctiveness and integrity of communities.
Provide opportunities for outdoor sport and outdoor recreation.	Open up opportunities for outdoor recreation.
Maintain landscape/ wildlife interest.	Protect the landscape setting of settlements.
Retail land for agriculture, forestry, and related purposes.	Maintaining the integrity of the landscape.
Improve derelict land.	Direct development towards previously developed land and thereby assist in regeneration.
Provide carbon sinks and help mitigate the effects of urban heat islands.	Help to protect biodiversity interests.

3.2.2. South East Wales

3.2.2.1. Authorities in the South East Wales planning region, including the neighbouring authority of Rhondda Cynon Taf, commissioned Luc Consulting to devise a methodology for appraising Green Wedges. This includes the following stages:

- Stage A: Assessment of openness and constraints: Exclude land which is within defined settlements, or which is already developed.
- Stage B: Assessment of Development Pressure: Exclude land that does not have a planning history that suggests pressure for inappropriate development, or a likelihood of significant future development pressure.
- Stage C: Assessment of contribution to the Green Wedge Purposes:
    - Identify land with weak, strong, and moderate distinction from the urban area.
    - Categorise the gap between settlements and determine the contribution to purpose 1;
    - Determine if land is associated with an urban area and determine contribution to Purpose 2; and
    - Determine if land is part of the countryside and determine contribution to Purpose 3.
    - Determine contribution to purposes 4 and 5.
- Stage D: Conclusion on need and definition of boundaries:
    - Exclude land that makes a weak contribution to all Green Wedge purposes;
    - Exclude land which is isolated from urban edges;
    - Designate land which makes a strong contribution to the Green Wedge purposes;

- Determine whether land which makes a moderate contribution to the Green Wedge purposes should be designated;
- Determine whether additional land should be included in the Green Wedge in order to prevent leapfrogging of development pressure; and
- Determine whether additional land should be included in the Green Wedge in order to use clear boundary features, or to simplify its form.

4. Methodology

4.0.1. Taking into consideration the previous chapters, the following methodology has been produced:

- Task 1: Assess the need for Green Wedge Policy
- Task 2: Review existing Green Wedges
- Task 3: Assess the need for any additional Green Wedges
- Task 4: Review site submissions
- Task 5: Summarise findings

4.0.2. This methodology has been devised with the following priorities in mind:

- Robustness: Basing the assessment criteria on the latest relevant national planning policy and associated case law, taking into consideration examples from other authorities.
- Consistency: Ensuring that the assessment criteria is sufficiently clear and standalone to ensure all judgements are applied consistently.
- 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 to avoid unnecessary challenges.

4.0.3. As part of the preparation of the Methodology, the Council shared its draft Methodology with Swansea Council, and no issues were raised.

4.1. Task 1: Assess the need for Green Wedge Policy

4.1.1. Following the review of national planning policy, guidance and other authorities approaches, the Council proposes to look at the extent to which:

- The current LDP green wedges policy works in order to prevent inappropriate development within the green wedges (and therefore protect the characteristics of the green wedges).

- Other policies in the current LDP work to provide the same level of protection in terms of preventing inappropriate development and therefore protecting the countryside in line with the principles of green wedge in national policy.
- There is development pressure within each green wedge.

4.1.2. The Council will therefore:

- Task 1a: Review the extent to which the current LDP existing green wedge policy works effectively to protect areas designated as green wedges
- Task 1b: Review other current LDP policies to understand whether they provide sufficient protection in areas identified as green wedges in the absence of a green wedge policy/ designations; and
- Task 1c: Take into consideration development pressures to understand whether there is sufficient development pressure in order to justify why settlement boundary policies themselves are not an adequate control on inappropriate development.

4.1.3. The Council considers that all three tasks are needed as we recognise that the likelihood of development alone is not enough to justify and warrant protection by green wedge designation/ policy. Regardless of the level of development pressure, land needs to make sufficient contribution to the purposes of green wedge defined in national planning policy in order to justify designation.

4.2. Task 2: Review Existing Green Wedges

4.2.1. The Council will then review the existing green wedges in the current LDP. Given that the Council is preparing a RLDP, rather than starting from scratch, this review will be of a high level taking into consideration previous evidence used to inform the UDP and LDP, updated where relevant. The Council considers that this is appropriate given that the current green wedges were designated as part of the UDP and LDP and have therefore

been through a Public Enquiry and Examination in Public where Inspectors found them to be sound, and that given their nature, they have largely remained unchanged since the adoption of both plans.

4.3. Task 3: Identify New Green Wedges

4.3.1. The Council will give consideration to whether any additional areas should be identified as green wedge.

4.3.2. In order to do this, the Council will firstly obtain a map of the County Borough and exclude areas which are identified as green wedge.

4.3.3. The Council will then screen out areas which are subject to the following fundamental constraints as development would be considered inappropriate within these areas and they are protected by other policies/ designations:

- Special Area of Conservation (SAC);
- Site of Special Scientific Interest (SSSI);
- Local Nature Reserve (LNR);
- Historic Park and Garden;
- Scheduled Monument;
- Ancient Woodland;
- Registered Common Land.

4.3.4. The Council will then look at areas that have development pressure given that there is a need to take this into consideration when identifying green wedge designations. In order to do this, the Council will examine which sites have been promoted as candidate sites and urban capacity sites for the RLDP. The Council will also examine the historical planning permissions map.

4.3.5. Once these tasks have been completed the Council will assess the extent to which the land which has been promoted for development/ is considered

to have development pressure fulfils the characteristics of the principles of green wedge detailed above.

4.3.6. The Council will then, taking each settlement in turn, review land on the edge of the settlement against the characteristics of the principles of green wedge detailed above to identify any additional land that should be considered for designation as green wedge.

4.3.7. The Council will do this Task for Deposit Plan.

4.4. Task 4: Review Candidate Site Submissions

4.4.1. Having reviewed the need in principle for Green Wedges within the RLDP, should the Council decide there is a need for Green Wedges,the Council will assess each candidate site being promoted for development against the principles in national policy.

4.4.2. In order to do this, the Council has divided the principles of green wedges into a number of characteristics. The Council will assess each site against the principles taking into consideration each characteristic and guidance for consideration of each characteristic. The Council will then score each site as either making a strong, moderate, weak, or no significant contribution to that purpose.

4.4.3. Whilst the Council recognises that designating land may also have other beneficial effects, either through preserving or enhancing existing attributes or introducing new ones, noting national planning policy (PPW, Paragraph 3.69) mentions provision of countryside access, sport, and recreation. National planning policy is also 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 wedge. Any such benefits are therefore not considered to form part of the assessment/ review of green wedge. Instead, consideration will only be given to the principles.

Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Barriers: What are the current barriers that make up the edges of the green wedge?	Barriers can be man-made or natural and include rivers, roads, trees, hedgerows. Topography can also act as a barrier. Roads, rivers, and railway lines of a certain size can represent physical barriers between settlements reducing, or sometime precluding, the possibility of development and/or coalescence. <u>Strong barriers will include:</u> • Prominent landscape features such as valleys, ridgelines, steep hills etc. • Watercourses: streams, rivers, canals etc. • Manmade: motorways, major distributor roads, railway lines, established building lines, curtilage boundaries. <u>Weaker boundaries will include:</u> • Manmade: intermittent or unclear settlement boundaries, private/ unmade roads or tracks, power lines, fencing etc.

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
	• Vegetation: sparse or intermittent tree belts, unprotected woodland and hedgerows, field boundaries etc.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	If development would lead to the merging of two or more settlements then the purpose of preventing coalescence would not be met and the Green Wedge serves a purpose which remains relevant for inclusion in the RLDP. Consideration therefore needs to be given to how critical the settlement separation is: • Essential gap: removal of the parcel from the Green Wedge would leave a settlement gap of less than 1km. • Narrow gap: removal of the parcel from the Green Wedge would result in a settlement gap of less than 2km. • Wide gap: removal of the parcel from the Green Wedge would leave a settlement gap in excess of 2km. Consideration also needs to be given to what role the parcel plays within the settlement gap: • Critical role: removal of the parcel would lead to the existing gap being closed by more than 30%.

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
	• Partial: removal of the parcel would lead to the existing gap being closed by more than 15%. • Limited: Removal of the parcel would lead to the existing gap being closed by less than 15%. Other factors that will also need to be taken into consideration will include the perception of merging on the ground and intervening visual/ physical features such as motorways, railways, landforms, and vegetation. Consideration will need to be given to these as in some cases, the intervening landscape can change the perception of a settlement gap and reduce (or increase) its vulnerability to visual coalescence at a local scale.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics?	Consideration will be given to: Road linkages: Roadsides are potentially suitable locations for development and, where there are direct road linkages between the closest edges of the settlements, development along them would make the boundaries more vulnerable. Direct road linkages also reduce the travelling distance between settlements which

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
What is the nature of the urban edge?	psychologically reduces the distance between them. The presence of road linkages in existing Green Wedges increases the effect outlined above. <u>Urban elements within the area:</u> Existing development of an urban nature (i.e., residential) between settlements automatically reduces the distance between them and places more pressure on the boundaries.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Topography can impact the openness of an area and can also act as a defensible barrier.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	If the area of green wedge has a sense of openness it serves an important role in maintaining a gap between settlements and avoiding the coalescence of settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	Would development lead to the creation of ribbon development? If ribbon development is present/ would be present there is the potential for unrestricted sprawl.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	If yes, result would be isolated development, with a high potential for urban sprawl.
Well connected? Two or more boundaries with the built-up area.	If a site/area is well connected i.e., has several boundaries with the adjacent urban area, lower potential for urban sprawl. If only one boundary with existing urban area, development would 'jut out' or not be as well related and has more potential to result in urban sprawl.
Round off the settlement pattern?	If development would 'round off' the settlement pattern there is low potential for unrestricted sprawl.

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Would development 'round off' the settlement pattern?	
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	If yes, higher potential for urban sprawl.
How well contained is the parcel?	<u>Not contained:</u> • Little or none of the boundary of the parcel is contiguous with the existing urban area. As a result, the majority of the parcel is largely detached from – and poorly related to – the existing urban concentration. • Parcels not adjacent to the urban area or separated from it by an impermeable feature (e.g. motorway) are also considered to be not contained. <u>Partially contained:</u> • A minimum of 30% of the parcel's boundary is contiguous with the existing urban area and the parcel has some appreciable relationship with the urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
	Well contained: • A minimum of 65% of the boundary of the parcel is adjacent to the existing urban area. As a result the parcel feels enclosed by and well related to the existing urban area. • Parcels with a reasonable level of contiguity with the urban area but which are enclosed externally by other strong features (e.g., motorway) are also considered to be well contained.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	If there is an existing defensible boundary between the existing urban area and the Candidate Site Green Wedge boundary, it performs a role in safeguarding the countryside from encroachment. Site boundaries considered to be either strong, average, or weak in line with considerations under principle 1. Consideration also needed to be given to the level of inter-visibility and relationship between the parcel and the surrounding

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
	countryside, recognising that perceived impact of encroachment arising from a parcel which is “severed” from the wider countryside by strong boundary features will be less than a parcel where long range views across it and the wider countryside are possible.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	If the Candidate Site includes countryside features such as these characteristics then the Green Wedge assists in safeguarding the countryside from encroachment. . Consideration given to the degree of built form or other urbanising features within the parcel: • Undeveloped: less than 10% of the land area of the parcel is covered by built form/ urban features. • Largely undeveloped: up to 25% of the land area of the parcel is covered by built form/ urban features. • Partially developed: More than 25% of the land area of the parcel is covered by built form/ urban features.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	Where a site is adjacent to such a feature, development may still be able to preserve the setting and special character if done sensitively through appropriate design. It may also play a role in relation to the overall setting of an urban area. Integral role: the openness and character of the Green Wedge is clearly related – and contributes significantly – to the historic setting or character. Partial role: the openness and character of the parcel contributes to some extent to the setting of a historic setting or character. Limited role: the parcel plays little or no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Settlement Limits: PPW says that sites outside of the existing urban area should	N/A

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	

4.4.4. It is intended that the assessment will not make a judgement about the relative importance of the various purposes of the green wedge, rather aiming to consider them all in the round.

4.5. Task 5: Summarise Findings

4.5.1. The Council will then bring together the findings of the previous Tasks.

5. Task 1: Assess the Need for Green Wedge Policy

5.0.1. As detailed in the Methodology in the previous Chapter, following a review of national planning policy, guidance, and other authorities approaches, the Council has:

- Task 1a: Reviewed the extent to which the current LDP existing Green Wedge policy works effectively to protect areas designated as Green Wedges;
- Task 1b: Reviewed other current LDP policies to understand whether they provide sufficient protection in areas identified as Green Wedges in the absence of a Green Wedge policy/ designations; and
- Task 1c: Taken into consideration development pressures to understand whether there is sufficient development pressure in order to justify why settlement boundary policies themselves are not an adequate control on inappropriate development.

5.0.2. All three Tasks have been undertaken as the Council recognises that the likelihood of development alone is not enough to justify and warrant protection by Green Wedge designation/ policy. Regardless of the level of development pressure, land needs to make sufficient contribution to the purposes of Green Wedge defined in national planning policy in order to justify designation.

5.1. Task 1a: LDP Green Wedge Policy

5.1.1. As part of this Task, the Council has reviewed the extent to which the current LDP existing Green Wedge policy works effectively to protect areas designated as Green Wedge. To do this, the Council has reviewed what the Green Wedge policy says (**Task 1ai**); planning permissions granted within the Green Wedges since the beginning of the Plan Period (1st April 2011 to 31st March 2024) (**Task 1aii)**; reviewed the findings of the Annual

Monitoring Report (AMR) (**Task 1aiii)**; and reviewed the findings of the Review Report (**Task 1aiv**). This is then summarised at the end.

Task 1ai: Existing Green Wedge Policy

5.1.2. The current LDP includes the following policies for Green Wedges:

- SP14 'The Countryside and the Undeveloped Coast'; and
- EN3 'Green Wedges'.

5.1.3. **Strategic Policy SP14 'The Countryside and the Undeveloped Coast'** states that the countryside and undeveloped coast, including landscapes, seascapes and agricultural land, will be protected and where feasible enhanced through the following measures: (1) the protection of the open countryside through the control of inappropriate development outside settlement limits; (2) the protection of the undeveloped coast through the control of inappropriate development; (3) the designation and protection of Special Landscape Areas; and (4) the designation and protection of Green Wedges.

5.1.4. The Supporting Text states in:

- Paragraph 5.3.2: That NPT has a variety of distinctive and contrasting landscapes and seascapes. The NPT LANDMAP Landscape Assessment evaluates approximately half of the County Borough area as 'high' or 'outstanding' for its geological landscapes, much of the visual and sensory aspect layer is evaluated as 'moderate' or of local importance with 'high' values applied to plateau and coastal areas, there are 'high' and 'outstanding' values for landscape habitats and the majority of the County Borough is 'high' or 'outstanding' in terms of its cultural aspect layer.
- Paragraph 5.3.3: That whilst a detailed study has been undertaken of the County Borough's landscapes which recommends areas which should be specifically protected for their landscape value or to prevent the coalescence of settlements (i.e., Special Landscape

Areas and Green Wedges), the strategy aims to protect all areas of countryside where appropriate.

- Paragraph 5.3.4: That the strategic policy aims to conserve the County Borough's countryside, landscapes, and undeveloped coast, support rural enterprise including tourism and leisure activities and concentrate development in sustainable locations. The approach is implemented through a range of detailed policies, including those relating to minerals, waste, renewable energy, and the settlement limit policy.

5.1.5. Development Management Policy EN3 'Green Wedges' states that in order to prevent the coalescence of settlements and to protect the setting of urban areas, Green Wedges have been designated in the following locations and within these areas there is a presumption against inappropriate development

Table 2: Green Wedge

Reference	Green Wedge
EN3/1	Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park
EN3/2	Skewen/ Birchgrove
EN3/3	Neath/ Tonna/ Cimla/ Efail Fach
EN3/4	Crymlyn Bog/ Crymlyn Burrows/ Llandarcy
EN3/5	Margam

5.1.6. The Supporting Text states in:

- Paragraph 5.3.18: That within the designated Green Wedges, inappropriate development will not be permitted except in very exceptional circumstances. Inappropriate development is defined in PPW and relates to all types of development other than those for certain justified or essential activities that need to be located in the area and small-scale extensions or farm diversification.

- Paragraph 5.3.19: That apart from those forms of development which are specifically defined as appropriate, any other development which would prejudice the openness of the Green Wedge are considered to be inappropriate. Green Wedge designations can provide opportunities for recreation and countryside access, support biodiversity, agriculture, and rural interests, improve derelict land, provide carbon sinks and mitigate the effects of urban heat islands.

Task 1aii: Planning Permission Review

5.1.7. The Tables below details all planning permissions granted since the beginning of the Plan period (1st April 2011 – 31st March 2024) within the Green Wedges. These show that whilst there is development interest in the Green Wedges the policies are controlling the extent of inappropriate development within Green Wedges.

EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park

Table 3: Planning Permissions Approved EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park

Planning Permission	Address	Proposal	Date	Assessment
P2013/0546	Laundry Cottage, Rhos	Lawful development certificate (existing) for use of building as a dwelling house (C3 use)	2013-08-14	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2019/5590	Tyn Y Cwm Farm, Pontardawe	Lawful development certificate (existing use) for the use of workshop building and associated yard for the carrying out of the servicing and repair of both agricultural and commercial vehicles, machinery and equipment and the associated parking and storage.	2020-01-27	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2020/0952	Lane From Plas Road to Pen Y Bontbren Farm, Rhos	Application for a Lawful Development Certificate for an existing use as a residential dwelling	2020-12-08	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2023/0287	Lane From Neath Road to Gilfach Fach Farm, Bryncoch	Certificate of Lawful Development (existing) for use of the building as a holiday let	2023-07-31	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2011/0279	Ty Canol Farm, Neath	Side extension to existing agricultural livestock building.	2011-06-07	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2011/0365	Darran Farm, Neath Abbey	First floor extension and new pitched roof to rear.	2011-06-07	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2011/0383	Bryncoch Rugby Club	Retention of portacabin for a temporary period of 5 years.	2011-08-31	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development..
P2012/0064	Llety'r Farm, Gellinudd	Retention and completion of underground swimming pool	2012-02-15	Taking into consideration the definition of inappropriate development in PPW, it is not

Planning Permission	Address	Proposal	Date	Assessment
				considered to be inappropriate development.
P2012/0198	Waun Fawr Farm, Rhos	Detached agricultural building for storage of feedstock and farm machinery	2012-07-09	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/0336	Graig Cottage, Longford	Replacement ridged roof to existing single storey side extension.	2012-06-20	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/0426	Gellinudd Service Station, Gellinudd	Change of use from retail shop (Class A1) to hot food takeaway and restaurant (Class A3), new shop front and access ramp	2012-06-20	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/0659	Cilhendre Fawr Farm, Alltwen	Two storey front and side extension including dormer windows to front elevation	2012-10-26	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2012/0818	Llanllechau Cottage, Rhos	Two storey side extension and porch to front and rear elevations	2012-10-17	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/0894	39 Neath Road, Fforest Goch	Demolition of existing single story rear extension and construction of part two storey part single storey rear extension	2013-03-21	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/0920	39 Neath Road, Fforest Goch	Detached stable block and creation of hardstanding and extension to access track	2012-11-16	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/0938	Alltwen Rudby Football Ground	Erection of two free standing 12 metres high floodlight columns	2012-11-08	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/1065	Tyn Yr Henlle Bungalow, Alltwen	Retention and completion of detached domestic garage	2013-05-07	Taking into consideration the definition of inappropriate development in PPW, it is not

Planning Permission	Address	Proposal	Date	Assessment
				considered to be inappropriate development.
P2013/0387	Pant Glas, Bryncoch	Conversion of outbuildings into two holiday accommodation units.	2013-08-30	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0448	Glynfelin House, Longford	Demolition of existing dwelling and construction of two-storey detached 6-bedroom replacement dwelling.	2014-02-03	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0489	Ty Llwyd Farm, Bryncoch	Installation of two air source heat pumps adjoining western elevation of existing dwelling.	2013-07-04	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0659	Plas Farm, Rhos	Change of use of 2 no. barns into tourist accommodation including external alterations.	2013-10-14	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2013/0702	Cilhendre Fawr Farm, Alltwen	Detached outbuilding for use in association with existing holiday accommodation and to house a biomass renewable energy system and associated works	2013-11-28	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0836	Brynoch RFC	Retention and completion of 4 No. 10.9m high floodlighting columns	2014-02-14	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0848	Tyn-y-Graig Isaf, Farm	Detached stable block	2013-11-15	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0850	Land at Lower Banwen Farm, Fforest Goch	Retention of menage and the use of the land for equestrian purposes, together with the erection of a detached storage barn.	2013-11-11	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0930	Penpound Farm, Rhos	Two storey side extension	2014-01-20	Taking into consideration the definition of inappropriate development in PPW, it is not

Planning Permission	Address	Proposal	Date	Assessment
				considered to be inappropriate development.
P2013/1079	Brynoch Sports Club	Replacement and upgrading of land drainage to training pitch, plus temporary contractor compound and soil recovery to overflow car park.	2014-05-14	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/1137	The Croft, Bryncoch	Retention and completion of side conservatory.	2014-01-31	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0137	Laundry Cottage adjacent to The Mill, Rhos	Part demolition of existing store and construction of front extension and porch, new ridged roof including an increased ridge height to accommodate first floor accommodation, plus dormer windows.	2014-09-30	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0218	39 Neath Road, Fforest Goch	Single storey rear extension.	2014-04-23	Taking into consideration the definition of inappropriate development in PPW, it is not

Planning Permission	Address	Proposal	Date	Assessment
				considered to be inappropriate development.
P2014/0319	Alltwen Ganol Farm, Alltwen	Rear extension to barn	2014-11-17	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0324	Greenacres, Alltwen	Demolition of existing detached garage and integral garage, construction of two storey side extension incorporating first floor balcony, single storey front extension incorporating first floor balcony plus detached double garage and hardsurfacing.	2014-06-25	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0488	Tyllwyd Newydd, Bryncoch	Menage for private use incorporating drainage and boundary fences.	2014-07-08	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2014/0842	Hillside, Longford	New ridged roof to replace existing flat roof, external wood cladding, and provision of two new external doors	2014-10-21	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0853	Woodlands, Bryncoch	Retention and completion of single storey side extension.	2014-10-20	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0976	Bwthyn Felgaws, Bryncoch	Detached garage.	2015-02-19	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2015/0005	4 Primrose Bank, Bryncoch	Single storey side extension, incorporating dormer.	2015-02-27	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2015/0062	Memorial Grounds, Bryncoch	Retention and completion for the siting of 4 storage containers for a	2015-04-23	Temporary development.

Planning Permission	Address	Proposal	Date	Assessment
		temporary period of 5 years for the storage of equipment.		
P2015/0269	Glynfelin House, Longford	Demolition of existing dwelling and construction of two-storey detached 5-bedroom replacement dwelling.	2015-10-14	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2015/0530	73 Pen yr Alltwen, Alltwen	Demolition of existing building, and construction of field store.	2015-10-20	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2015/0733	Godre'r Coed, Cadoxton	Construction of new entrance structure, scooter store, additional windows, replacement cladding and new bin store.	2015-10-02	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2015/0790	Plas Farm, Rhos	Conversion of redundant farm building to tourist accommodation	2016-04-15	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2015/0894	Bryncoch Sports Club	Two storey side extension plus external alterations to existing club house including 2 No. external fire escape staircases, glazed enclosure to balcony area, wooden cladding plus LPG tank and bin storage enclosure.	2015-11-13	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2015/0968	10 Primrose Bank, Bryncoch	Single storey side extension including access ramps and handrails	2016-01-04	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2016/0831	10 Primrose Bank, Bryncoch	Single storey side extension and front porch	2016-11-01	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2016/1025	10 Primrose Bank, Bryncoch	Single storey side extension plus replacement garage	2017-01-04	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2016/1042	9 Primrose Bank, Bryncoch	Retention of outbuilding plus flue.	2017-01-26	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2017/0348	Cilhendre Fawr Farm, Alltwen	Retention of landscaped bund, engineering works and fencing forming a mnage and construction of an agricultural storage building	2017-08-23	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2017/1122	Tyllwyd Newydd, Bryncoch	Stable building comprising 6 individual stables	2018-01-10	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2018/0201	1 Neath Road, Fforest Goch	First floor balcony extension plus raised platform decking to ground floor and replacement Juliet Balcony.	2018-04-11	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2018/0387	3 Primrose Bank, Bryncoch	Part single storey part two storey side extension and single storey rear	2018-08-17	Taking into consideration the definition of inappropriate development in PPW, it is not

Planning Permission	Address	Proposal	Date	Assessment
		extension including raised decking area		considered to be inappropriate development.
P2018/0496	Crest Acre, Bryncoch	Single storey rear extension, single storey side extension incorporating balcony above plus front porch.	2018-07-13	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2018/0757	39 Neath Road, Fforest Goch	Building to house tack room	2018-10-11	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2018/1011	Homestead, 3 Pentwyn, Bryncoch	Two storey and single storey rear extension including veranda, two storey front extension including canopy and first floor side extension, widening of existing driveway and construction of front boundary wall and pillars.	2019-03-18	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2018/1015	Dyffryn Arms, Bryncoch	Extension to outbuilding at rear of public house	2019-01-11	Taking into consideration the definition of inappropriate development in PPW, it is not

Planning Permission	Address	Proposal	Date	Assessment
				considered to be inappropriate development.
P2019/0125	Crest Acre, Bryncoch	Single storey rear extension, single storey side extension plus front porch.	2019-03-18	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2019/0356	Plasywaun Farm, Rhos	Construction of detached outbuilding for use as office and store	2019-05-07	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2019/5362	Bwthyn Felgaws, Ty Llwyd, Bryncoch	Retention of existing single storey side extension plus new single storey rear extension.	2019-10-10	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2020/0162	Glyn Clydach Hotel, Longford	Single storey rear function room extension and associated works	2020-05-26	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2020/0185	Ty'n Y Cwm Lane, Pontardawe	Retention of extension to workshop building	2020-04-02	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2020/0780	Llety'r Goff Farm, Gellinudd	Detached domestic outbuilding	2021-05-14	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2020/0835	Tyn Y Cwm Meadows, Pontardawe	Single storey side extension to existing agricultural building for livestock accommodation	2020-11-30	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2020/1124	Ty Canol Farm, Neath Abbey	Lean-to side extension to existing agricultural stock shed to create covered feed area	2021-02-11	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/0189	Ty'n Y Cwm Meadows, Rhos	Extension of agricultural building	2021-08-04	Taking into consideration the definition of inappropriate development in PPW, it is not

Planning Permission	Address	Proposal	Date	Assessment
				considered to be inappropriate development.
P2021/0346	1 Oakfield Cottages, Neath	Two storey rear extension with single storey side and rear extensions	2021-05-24	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/0512	2 Oakfield Cottages, Bryncoch	Two storey rear extension and ground floor rear extension	2021-07-07	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/0681	Pen Y Bontbren Farm, Rhos	Two storey side extension and single storey rear extension including 3 No dormers to rear	2021-09-07	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/0787	Tre-Nache Farm Bryncoch	Proposed single storey extensions to rear elevation and porch to front elevation, creation of windows to rear and side elevation and replacement doors within existing door openings ,	2022-01-06	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
		patio area and woooden burner chimney.		
P2021/1081	Beeches Bungalow, Bryncoch	Raising height of roof by 0.5 metres and installation of 3 no. dormers to front and 1 no. dormer to rear elevations to facilitate the conversion of attic space to living accommodation.	2022-02-15	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/1240	Land Off Forest Goch	Proposed construction of agricultural storage building	2022-03-31	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/1243	34 Neath Road Fforest Goch	Proposed garage conversion, first floor side and single storey rear extension including associated works to provide assisted supporting living accommodation	2022-05-20	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2021/1244	Ty'n Y Cwm Farm, Rhos	Erection of building for sheep accommodation and general agricultural storage with hardstanding	2023-11-21	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2022/0544	1 Cwm Clydach Cottages, Bryncoch	Proposed single storey rear extension	2022-08-18	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2022/0755	Alltwen Ganol Farm, Alltwen	Single storey side and rear extension together with front porch	2022-11-14	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2023/0253	Pant Glas, Bryncoch	Conversion of 2 outbuildings to holiday accommodation	2023-11-24	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2023/0577	25 Neath Road, Fforest Goch	Proposed development of detached annexe situated to the side of main dwellinghouse for family use,	2023-11-27	Taking into consideration the definition of inappropriate development in PPW, it is not

Planning Permission	Address	Proposal	Date	Assessment
		development of raised patio surrounding annex, and canopy walkway between annex and main dwellinghouse.		considered to be inappropriate development.
P2013/0143	Cilhendre Fawr Farm, Alltwen	Detached agricultural storage building (prior notification)	2013-03-12	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0630	Plaswaun, Rhos	Agricultural storage building (Prior Notification Agricultural)	2014-07-08	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2020/1136	Ty Canol Farm, Longford	Prior Notification for an agricultural building to be used for the dry storage of hay, haylage and farm implements	2021-01-27	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2020/0535	Neath Abbey Communications Installation, Neath Abbey	Application for prior notification for the removal of six antennas attached to the existing 20m high mast, a 5m extension to the mast, and the installation of twelve antennas, two 0.6m diameter transmission dishes, and related equipment that supports the	2020-07-21	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2017/0677	Ty Canol Farm, Longford	Certificate of Lawfulness (proposed) - Single storey rear extension	2017-07-24	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
Numerous	There are also a number of Tree Preservation Order applications approved.	Tree Preservation Order Applications	Over Plan period	These are not considered to be inappropriate development when taking into consideration the definition of inappropriate development in PPW.

EN3/2: Skewen/ Birchgrove

Table 4: Planning Permissions Approved EN3/2: Skewen/ Birchgrove

Planning Permission	Address	Proposal	Date	Assessment
P2012/0915	Wishing Well Farm, Skewen	Lawful Development Certificate (Existing) for use of structure as a private unrestricted dwellinghouse	2013-01-15	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0424	Oak Tree Farm, Skewen	Use of buildings and land for equestrian / livery use (Certificate of Lawfulness Existing)	2013-10-02	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0658	Neuadd Drummau, Skewen	Single storey side extension and external decking area.	2014-09-11	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2015/0002	Pentwyn Farm, Skewen	Replacement of existing 17.5m telecommunications mast and antennas with new 17.5m column mast accommodating 6 No. Antenna	2015-03-26	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
		and 2 No. dishes, together with the replacement of 2 No. ground-based equipment cabinets with a proposed single cabinet.		
P2015/0426	Brithdir Farm, Skewen	Replacement stable building.	2015-06-30	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2015/0998	The Lodge, Skewen	Demolition of existing conservatory, side extension and lobby. Construction of single storey side extension, and lobby extension.	2015-12-17	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2016/0248	Oak Tree Farm, Skewen	Retention and completion of detached dwelling including porch	2016-06-24	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2016/0327	Neuadd Drummau, Skewen	Detached garage with studio within roof space	2016-05-23	Taking into consideration the definition of inappropriate development in PPW, it is

Planning Permission	Address	Proposal	Date	Assessment
				not considered to be inappropriate development.
P2016/0386	Gate Cottage, Skewen	External cladding to existing dwelling plus porch and side extension	2016-06-09	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2017/1016	Oak Tree Farm, Skewen	Change of use of land and construction of menage associated with existing commercial use plus increase existing commercial livery use from 10 to 14 horses.	2017-12-13	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2018/0737	The Old Laundry, Skewen	Single storey side extension	2018-09-21	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2019/0086	Neuadd Drummau, Skewen	Storage building to accommodate tractor, ground maintenance equipment and general storage	2019-02-21	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
		ancillary to the existing residential home.		
P2023/0891	Oak Tree Farm, Skewen	Single storey side extension and alteration to first floor side window openings together with detached double garage	2024-02-01	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0023	Land at Oak Tree Farm, Skewen	Agricultural building (Prior Notification)	2013-03-05	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
Numerous	There are also a number of Tree Preservation Order applications approved.	Tree Preservation Order Applications	Over Plan period	These are not considered to be inappropriate development when taking into consideration the definition of inappropriate development in PPW.

EN3/3: Neath/ Tonna/ Cimla/ Efail Fach

Table 5: Planning Permissions Approved EN3/3: Neath/ Tonna/ Cimla/ Efail Fach

Planning Permission	Address	Proposal	Date	Assessment
P2013/0043	2 Dan y Lan Farm, Tonna	Change of use of existing buildings to commercial livery.	2013-09-12	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0418	Fairyland Allotments Fairyland Neath	Single storey community building and associated works	2013-08-15	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0126	Land near 2 Gnoll View, Tonna	Free standing stone structure incorporating welcome to Tonna signage	2014-03-14	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2017/0312	Gnoll Park, Neath	Extension to existing children's playground and associated works	2017-06-20	Taking into consideration the definition of inappropriate development in PPW, it is

Planning Permission	Address	Proposal	Date	Assessment
				not considered to be inappropriate development.
P2017/1072	Chapel House, Efail Fach	Retention of driveway and hardstanding area and associated retaining walls	2018-03-13	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2020/0135	Chapel House, Efail Fach	First floor side extension	2020-04-24	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2023/0529	Brynau Farm, Tonna	Construction of 560m x 1.50m surfaced footpath with the provision of a sustainable drainage system for the route and installation of an interpretive owl feature in the form of a sculpture constructed in natural materials.	2023-09-20	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2021/0565	Cefn Saeson Fach Farm, Cimla	Prior Notification for the construction of an extension to existing agricultural barn for the storage of fodder and machinery	2021-06-01	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2019/0113	2 Dan y Lan Farm, Tonna	Prior Notification for an agricultural building for the storage of farm equipment and machinery	2019-02-18	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/0462	Cefn Saeson Fach Farm, Cimla	Prior Notification for the construction of an extension to existing agricultural barn for the storage of fodder and machinery	2021-05-10	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0598	Gnoll Park, Neath	Prior notification for demolition of classroom building.	2014-07-18	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2015/0009	Chapel House, Efail Fach	Submission of details for prior approval for the demolition of disused railway bridge.	2015-06-11	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2017/0517	Abernant Farm, Efail Fach	Prior Notification for telecommunication equipment for a replacement 15m high telecommunication lattice mast with associated antennas and equipment cabinets within a compound.	2017-07-13	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2019/5028	Cefn Saeson Comprehensive School, Cimla	Demolition of existing school and construction of a new comprehensive school with car parking, accesses, sports facilities, external lighting, CCTV, landscaping, drainage works, changes to ground levels plus associated works	2019-07-30	As part of the determination of the application, it was determined that development of the site would be inappropriate development but that there were very exceptional circumstances to justify such development in the Green Wedge.

Planning Permission	Address	Proposal	Date	Assessment
P2022/1055	Gnoll Park, Neath	Installation of 8m high multi-play tower / equipment	2023-02-01	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2023/0659	Gnoll Park, Neath	Demolition of existing visitor centre and construction of new 2 storey visitor centre including new balustrades, sprinkler tank, external lighting of pedestrian routes from existing car park and associated landscaping and drainage works	2024-03-21	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
Numerous	There are also a number of Tree Preservation Order applications approved.	Tree Preservation Order Applications	Over Plan period	These are not considered to be inappropriate development when taking into consideration the definition of inappropriate development in PPW.

EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy

Table 6: Planning Permissions Approved EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy

Planning Permission	Address	Proposal	Date	Assessment
P2015/0629	Land off Fabian Way	4 No. Internally illuminated projecting signs and 2 No. Flag poles	2015-08-13	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2016/0857	Llandarcy Academy of Sport, Llandarcy	Retention of 3 No. non-illuminated advertisement signs.	2016-11-11	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2017/0013	Pant y Sais National Nature Reserve Jersey Marine	Two No. freestanding non-illuminated visitor information signs.	2017-02-07	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2012/0161	Llandarcy Academy of Sport, Llandarcy	Erection of 8no. 5.25m high pole mounted external floodlights	2012-08-17	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/0861	National Grid Llandarcy	Retention and completion of a temporary storage depot (until the 24th September 2015) including site support accommodation buildings and storage containers in association with overhead line maintenance project for National Grid.	2012-11-27	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0907	Cwrt y Betws Farm, Jersey Marine	Retention of dwelling and associated infrastructure.	2015-03-31	Retention of dwelling previously granted consent P2003/0742. Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2014/1141	Fabian Way, Crymlyn Burrows	Highway Drainage outfall and associated engineering operations.	2015-05-05	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2022/1020	Crymlyn Burrows footpath access track parallel to Crymlyn Way at the south-west end of the wooded block.	Proposed erection of metal sculpture archway along access path to Crymlyn Burrows SSSI	2023-02-02	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0145	Swansea Bay	Proposed construction of a tidal powered generating station (240MW).	2015-06-09	Nationally significant infrastructure granted development consent by the Secretary of State in 2015. Would create the world's first tidal lagoon energy generating station. Not developed.

Planning Permission	Address	Proposal	Date	Assessment
P2015/1122	Land at Jersey Marine	2 No. single electricity poles (Overhead Lines (Exemption) (England and Wales) Regulations 2009).	2015-12-23	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

EN3/5: Margam

Table 7: Planning Permissions Approved EN3/5: Margam

Planning Permission	Address	Proposal	Date	Assessment
P2011/0191	Main entrance to Margam Park	Proposed signage on main entrance wall of Margam Park	2011-04-21	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0664	Land Opposite Entrance to Margam Village	Erection of two directional signs.	2014-09-03	Taking into consideration the definition of inappropriate development in PPW, it

Planning Permission	Address	Proposal	Date	Assessment
				is not considered to be inappropriate development.
P2013/0054	Ty Groeswen, Pyle	Use of residential dwelling for the care of up to three children and associated carers living together as a single household (Application for a Certificate of Proposed Lawful Use)	2013-03-12	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2016/0627	Oakfield House, Bridgend	Certificate of Lawful Development (Existing) for use of the property as a residential dwelling (Use class C3) in non-compliance with an agricultural occupancy condition.	2016-08-23	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2016/0785	The Priory, Lakeside Golf Course, Margam	Restaurant (Class A3) Lawful Development Certificate (Existing)	2016-10-27	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2024/0010	Old Park Farm, Margam	Lawful Development Certificate: For proposed raising the level of agricultural land by no more than 2m in an area less than 0.5 hectare and situated more than 25m away from A48 (classified road).	2024-03-06	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2009/0820	1 East Lodge, Margam	Retention and completion of a two-storey front side and rear extension, single storey rear extensions, single storey detached garage and porches	2011-07-15	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2011/0123	Tyncellar Farm, Margam	Change of Use from domestic garage/workshop (C3) into conference room with ancillary facilities (D1)	2011-11-21	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2011/0355	17 Eglwys Nunnydd, Margam	Single storey extensions to side and rear, two storey extension to front	2011-06-17	Taking into consideration the definition of inappropriate development in PPW, it

Planning Permission	Address	Proposal	Date	Assessment
		elevation and first floor side extension above existing garage		is not considered to be inappropriate development.
P2011/1023	The Tythe Barn, Eglwys Nunydd, Margam	Construction of a detached building for a home study/music room	2012-04-02	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2011/1026	Old Park Farm, Margam	Erection of agricultural feed storage building	2011-12-14	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2011/1149	8 St Davids Park, Margam	Conversion of double garage plus two storey and single storey rear extensions to form a detached granny annexe	2012-02-17	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/0033	17 Eglwys Nunnydd, Margam	Retention and completion of single storey extensions to side and rear, two storey extension to front elevation	2012-02-21	Taking into consideration the definition of inappropriate development in PPW, it

Planning Permission	Address	Proposal	Date	Assessment
		and first floor side extension above existing garage.		is not considered to be inappropriate development.
P2012/0126	25 St Davids Park, Margam	Single storey rear extension to existing detached double garage.	2012-04-23	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/0181	1 Bryn y Garn Cottage, Margam	Two storey and single storey rear extensions and replacement front porch.	2012-05-17	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/0595	Land at Cwm Cadno, Margam	Construction of a multi use games area and associated car parking, lighting, landscaping bund and means of enclosure.	2012-10-11	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/0694	Manor House, Margam	Single storey rear extension, 2no. rear dormers and rear balcony to host dwelling and construction of pitched	2012-10-29	Taking into consideration the definition of inappropriate development in PPW, it

Planning Permission	Address	Proposal	Date	Assessment
		roof and 2no. front dormers to garage to form residential annexe		is not considered to be inappropriate development.
P2012/0774	Ivy Cottage, Margam Park	Change of use of former gardener's store to self-contained holiday accommodation.	2013-02-27	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/1050	22 Eglwys Nunnydd, Margam	Conversion of integral garage to living accommodation, replacement of garage door with window and single storey side garage extension	2013-01-11	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0108	Margam Park	New foul drainage system, pumping station, and associated works.	2017-05-17	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0299	Land at Newlands Farm, Margam	Erection of a temporary 61.5m high wind monitoring mast.	2013-06-12	Taking into consideration the definition of inappropriate development in PPW, it

Planning Permission	Address	Proposal	Date	Assessment
				is not considered to be inappropriate development.
P2013/0300	Land at Newlands Farm, Margam	Erection of 1no. Wind turbine (with a maximum tip height of 77m) together with the construction of an associated transformer station and substation building, access track and hardstanding and the installation of an underground grid connection line.	2013-12-10	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0305	Ty Groeswen, Bridgend	Change of use from single dwelling (Use Class C3) to children's home (Use Class C2)	2013-06-17	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0815	Longlands Farm, Pyle	Change of use from stables to single holiday let (C3) and increase in width of existing access lane.	2013-12-18	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2013/0819	Willowbrook, Bridgend	Retention of existing works and proposed alterations to dwelling to comprise of first floor gable extensions to front and rear elevations, two no. dormers to front and rear, four pane roof light to front roof plane, 2 roof lights, single storey extension	2013-11-18	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0833	Longlands Farm, Pyle	Single storey rear extension and new pitched roof over existing single storey rear extension	2013-10-23	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2013/0926	New Cottage, Water Street, Margam	Two storey side and single storey rear extensions	2014-01-28	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2013/0943	2 New Cottages, Margam	Single storey side extension	2013-12-09	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0111	New Cottage, Water Street, Margam	First floor rear extension, replacement of existing patio door with window	2014-04-09	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0182	Bryndu Farm, Pyle	Change of Use of agricultural land to paddock, and retention of stable block.	2014-05-12	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0302	Brynteg, Water Street, Margam	Two-storey side extension incorporating first-floor side balcony, plus part two-storey part single-storey rear extension.	2014-09-08	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2014/0310	Rickyard House, Pyle	Single storey side extension, detached double garage, alterations to the design of the existing porch and blocking up and insertion of windows.	2014-06-23	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/0897	3 S Davids Park, Margam	Single storey rear extension (replacing single storey rear conservatory)	2014-10-15	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2014/1128	Cae Garw Gypsy and Traveller Site, Margam	Extension to existing Caegarw Gypsy and Traveller Site to include 11 new pitches plus amenity blocks with associated drainage works, improvements to the internal access road together with the creation of 2 new informal play areas, and associated access p	2015-02-05	Determined that having regard to the identified need for additional Gypsy and Traveller accommodation in the County Borough, it was considered that the principle of extending the existing site at Caegarw was acceptable and that it would represent acceptable development in the Green Wedge, and that the impacts of the development on

Planning Permission	Address	Proposal	Date	Assessment
				the character and appearance of the surrounding area/ open countryside, on residential amenity, highway and pedestrian safety would be acceptable.
P2014/1179	Willowbrook, Pyle	Retention of two existing first floor gable extensions to front and rear elevations, two no. dormers to front and rear, four pane roof light to front roof plane, 2 roof lights, single storey rear lobby extension, conversion of garage to living accommodation.	2015-02-26	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2015/0260	Old Park Farm, Margam	Erection of a livestock building to cover existing yard.	2015-05-12	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2015/0609	Hwyl-y-Ffair, Margam	Detached Garage	2015-09-04	Taking into consideration the definition of inappropriate development in PPW, it

Planning Permission	Address	Proposal	Date	Assessment
				is not considered to be inappropriate development.
P2015/0692	Land at Caegarw Farm, Margam	Installation of a Photovoltaic Solar Farm, access, infrastructure, and associated works.	2016-05-17	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2015/0762	Tyncellar Farm, Margam	Alterations and extension of former agricultural buildings to facilitate their conversion into 5No holiday lets and 1No staff flat, associated biomass plant room, excavation for a pond, formation of patios, laying of drainage pipes, sewage treatment work	2016-03-23	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2015/1120	Land at Caegarw Farm, Margam	Underground cable connection from proposed solar farm at Caegarw Farm to proposed substation adjacent to A48 Motorway	2016-02-17	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2016/0078	Former Margam Surface Mine	Proposed alternative restoration and aftercare scheme in respect of the former Margam Surface Mine, .	2017-02-17	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2016/0206	Margam Castle, Margam Country Park	Partial demolition and rebuilding of chimney and pinnacles.	2017-03-09	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2016/0358	Cwrt Bychan House, Margam	Single storey rear extension and replacement front porch.	2016-07-05	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2016/0403	21 St Davids Park, Margam	Single storey rear annex.	2016-08-26	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2016/0570	Barn 7 Eglwys Nunydd, Margam	Front porch	2016-07-28	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2016/0617	2 Grove Cottages, Margam	Detached garage and hardstanding	2016-09-01	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2016/0811	3 St Davids Park, Margam	Single storey side extension to existing garage.	2016-10-28	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2016/0936	18 St Davids Park, Margam	Two storey side extension to form a granny annexe	2016-12-14	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2016/0994	Oakfield House, Pyle	Single storey side extension	2017-01-17	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2017/0040	Caegarw Farm, Margam	Installation of equipment cabin, car parking and perimeter fencing to facilitate the creation of an additional substation and laying of underground HV (High Voltage) cable.	2017-02-21	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2017/0059	Turbine House, Margam	Installation of dormer feature in rear roof slope.	2017-05-24	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2017/0572	Old Forge, Eglwys Nunydd	Single storey rear extension.	2017-07-13	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2017/0576	Land at Riverside Stables, Pyle	Retention and completion of use of land for the siting of two caravans for a Gypsy family, associated amenity building, hardstanding and improvement of existing access.	2017-08-14	Allowed at appeal. All parties agreed that development would comprise inappropriate development but determined that there were very special circumstances to justify development in this case.
P2017/0647	Cae Hamdden Stud, Pyle	Formation of an all-weather riding arena for commercial purposes, together with the creation of a parking/unloading area.	2017-09-01	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2017/1031	The Water Mill Barn, Eglwys Nunydd, Margam	Extension to existing garage	2017-12-13	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2017/1172	Kenfig House Farm, Margam	Barn Conversion into a Granny Annexe	2018-02-07	Taking into consideration the definition of inappropriate development in PPW, it

Planning Permission	Address	Proposal	Date	Assessment
				is not considered to be inappropriate development.
P2018/0505	Manor House, Margam	Two storey side extension, single storey rear extension and single storey log store to side of property.	2018-08-02	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2018/0814	Manor House, Margam	Single storey side and rear extension and single storey log store to side of property	2018-11-27	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2019/0130	5 St Davids Park, Margam	Single-storey front extension to garage	2019-03-15	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2019/0286	4 Eglwys Nunydd, Margam	Single storey rear extension	2019-04-23	Taking into consideration the definition of inappropriate development in PPW, it

Planning Permission	Address	Proposal	Date	Assessment
				is not considered to be inappropriate development.
P2019/5007	Oakfield House, Pyle	Single storey rear extension and formation of steps	2019-07-10	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2019/5469	11 St Davids Park, Margam	Single storey rear extension with associated flue	2019-11-05	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2020/0950	Hirwaun Farm, Margam	Single storey side extension.	2020-11-27	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/0105	Grandchester Cottage, 11 St	Detached Outbuilding to rear garden	2021-03-16	Taking into consideration the definition of inappropriate development in PPW, it

Planning Permission	Address	Proposal	Date	Assessment
	Davids Park, Margam			is not considered to be inappropriate development.
P2021/0110	Hirwaun Farm, Margam	Single storey side extension	2021-04-29	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/0264	Hirwaun Farm, Margam	Two storey side extension to detached dwelling	2021-04-29	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/0412	Oakfield House, Pyle	Two number wooden lodges for tourist accommodation including internal access and car parking	2021-12-22	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/0480	25 St Davids Park, Margam	Completion and retention of a new garden outbuilding	2021-06-29	Taking into consideration the definition of inappropriate development in PPW, it

Planning Permission	Address	Proposal	Date	Assessment
				is not considered to be inappropriate development.
P2021/0607	Riverside Stables, Pyle	Removal of existing amenity buildings and toilet block and construction of a single storey detached dayroom and amenity building	2021-11-22	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/1005	Daisey Barn, Eglwys Nunnydd	Retention and completion of amended single-storey home office-garden room with raised decking and associated works	2021-11-10	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/1144	Gift Shop, Margam Country Park	Replacement shop front	2022-01-11	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development..
P2022/0293	Pwll Yr Hwyaid Farm, Margam	Widening of existing vehicle access	2022-07-12	Taking into consideration the definition of inappropriate development in PPW, it

Planning Permission	Address	Proposal	Date	Assessment
				is not considered to be inappropriate development.
P2022/0419	30 Eglwys Nunnydd, Margam	Granny Annex (Overspill residential accommodation ancillary to enjoyment of the dwelling house)	2022-07-06	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2022/0548	Margam House, 24 St Davids Park, Margam	Proposed conversion of existing garage to granny annexe ancillary to main dwelling	2022-08-19	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2022/0682	Cwrt Bychan House, Margam	New entrance canopy/ carport, single storey rear flat roof extension and Juliet balcony to front elevation	2022-10-06	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2022/0983	2 St Davids Park, Margam	Single storey rear extension	2023-01-06	Taking into consideration the definition of inappropriate development in PPW, it

Planning Permission	Address	Proposal	Date	Assessment
				is not considered to be inappropriate development.
P2022/1031	Brynsiriol, 9 Ten Acre Wood, Margam	Raising eaves and ridge height of main roof of dwelling to facilitate loft conversion, external modifications, and extensions.	2023-03-07	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2023/0125	Hirwaun Farm, Margam	Single storey side extension	2023-03-21	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2012/0893	Newland Farm, Margam	Application for prior notification for agricultural development under the Town and Country Planning (General Permitted Development) Order 1995 for a storage barn.	2012-10-08	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2012/1145	Land north of 1 Esat Lodge, Margam	Prior Notification Agricultural: Drainage Works.	2012-12-21	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2020/0733	Land At Former Heol Newydd Farm, Margam	Prior Notification for Agricultural Barn	2020-10-08	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/0898	Newland Farm, Margam	Agricultural Prior Notification for an extension to existing farm building for storage of agricultural machinery and equipment	2021-09-15	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2022/0189	Longlands Farm, Pyle	Agricultural Storage Unit	2022-03-30	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2020/0962	Longlands Farm, Pyle	Prior Notification application for the construction of a detached agricultural building for the storage of machinery and winter fodder	2020-11-26	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2023/0475	Water Street, Margam	Prior Notification for a proposed telecommunications Phase 8 Monopole 15m high mast and associated ancillary works.	2023-08-08	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/0635	Water Street, Margam	Prior notification application for the construction of an 18.0m phase 8 monopole C/W wraparound cabinet at base and associated ancillary works	2021-08-06	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2022/0999	Land Opposite 3 Grove Cottage, Margam	Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets.	2023-01-13	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Planning Permission	Address	Proposal	Date	Assessment
P2023/0219	Land Opposite 3 Grove Cottage, Margam	Prior Notification Application for a proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.	2023-05-12	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2015/0504	Pwll yr Hwyaid Farm, Margam	Certificate of Lawfulness (proposed) for a single storey rear extension	2015-06-19	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.
P2021/0817	Graig Madoc, Pyle	Certificate of lawful development (proposed) for the use of the existing dwelling (use class C3) as a small children's home for the care of 3 children under use class C3	2021-10-08	Taking into consideration the definition of inappropriate development in PPW, it is not considered to be inappropriate development.

Task 1aiii: Annual Monitoring Report

5.1.8. In accordance with provisions of the Planning and Compulsory Purchase Act 2004, Councils have a duty to produce an Annual Monitoring Report (AMR) to monitor the implementation and performance of the LDP.

5.1.9. The primary function of the AMR is to consider whether the policies identified within the monitoring framework are being implemented.

5.1.10. The Council has produced six AMRs since the adoption of the LDP. For Green Wedges, the NPT LDP Monitoring Framework includes the following indicator and trigger point:

Table 8: AMR Indicator

Indicator	Trigger Point
Indicator 63: The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework.	One application permitted contrary to the policy framework.

5.1.11. In 2019, the indicator was triggered as 10 applications for development were approved (1 within a Green Wedge and 9 within the Special Landscape Areas which are also covered by this indicator). The application relating to Green Wedge was for a proposal for two caravans and an amenity building within a paddock located within a Special Landscape Area and a Green Wedge. This development was allowed on appeal, despite the Inspector finding that the development would cause harm to the character and appearance of the area, conflicting with LDP Policy EN2 'Special Landscape Areas', and would constitute 'inappropriate development' in a Green Wedge and would therefore also be contrary to LDP Policy EN3 'Green Wedges'. The development was allowed on the grounds of exceptional circumstances outweighing the harm caused.

5.1.12. In 2020, the indicator was also triggered as 6 applications for development were approved. Again, one of the triggering applications was in the Green

Wedge. This related to replacement buildings for Cefn Saeson Comprehensive School, Cimla. The new buildings were proposed (and have been developed) on the school playing fields, with the previous school buildings now forming the playing fields. Whilst the original school was within the settlement limits, the original playing fields were within the Neath/ Tonna/ Cimla/ Efail Fach Green Wedge. The new school buildings were therefore constructed in the Green Wedge, contrary to Policy EN3. At the time this was acknowledged in the Officer Report concerning the decision, but it was resolved that exceptional circumstances (including the need for the new school and the particular constraints restricting the options available in this case) outweighed LDP policy and the harm caused. The application was therefore approved contrary to the Green Wedge policy.

Task 1aiv: Review Report

5.1.13. Drawing upon the findings of the AMRs, the Review Report notes that within recent years two developments have been permitted contrary to the policy framework within Green Wedges. Nonetheless, following discussions with officers it was considered that the Green Wedge policy was working effectively and was likely to only require minor amendments to the boundaries of some of the designations.

Task 1a: Summary

5.1.14. Taking into consideration the Green Wedge policy, applications permitted within the Green Wedge, findings of AMR, and findings of the Review Report, it is considered that the existing Green Wedge policy is working well to control inappropriate development within the Green Wedge.

5.1.15. Whilst there have been a number of applications approved, the majority are not for inappropriate development, and the applications that have been granted contrary to the policy (either by NPTC or at appeal) have exceptional circumstances. In addition, as part of the Green Wedge review in the Review Report, Development Management officers considered that the policy was working effectively.

5.2. Task 1b: Review Other Policies

5.2.1. Having reviewed the extent to which the current Green Wedge policies in the current LDP work to control inappropriate development, in this Section consideration is given to other policies in the LDP which seek to protect the countryside from inappropriate development. Consideration has been given to these in order to understand whether these policies would be sufficient in order to control inappropriate development in the Green Wedge in absence of specific Green Wedge policies.

5.2.2. In addition to the Green Wedge policies, the current LDP include the following policies to control inappropriate development in the Green Wedges:

- Policy EN4 'Replacement Dwellings in the Countryside'
- Policy EN5 'Conversion and Extension of Existing Buildings in the Countryside'
- SP3 'Sustainable Communities'; and
- Policy SC1 'Settlement Limits'

5.2.3. Each of these have been reviewed in turn below:

Policy EN4 'Replacement Dwellings in the Countryside'

5.2.4. **Policy EN4 'Replacement Dwellings in the Countryside'** states that the replacement of a dwelling outside settlement will only be permitted where all of the following criteria are satisfied: (1) it is demonstrated that the building has a current lawful use as a permanent dwelling; (2) the replacement dwelling, its means of enclosure, garden, parking space and other associated features, are sited within the curtilage of the building to be replaced; (3) the proposed scale, form, siting, design, materials and landscaping are suitable within its context and/ or the context of the building to be replaced and would not have an unacceptable adverse effect on the character of the area; (4) the conservation of existing buildings which are of architectural or historic interest would not be prejudiced; and (5) the

original dwelling is removed and the land suitably reinstated prior to the occupation of the new dwelling.

5.2.5. Supporting Text states in:

- Paragraph 5.3.21: That the replacement or rebuilding of an existing lawful dwelling located in the countryside outside settlement limits is likely to be acceptable where the proposal will conserve and where possible enhance local biodiversity interest, the countryside and landscape. Opportunities to provide a high-quality design which respects the local style and scale of dwellings, but which may be innovative, will be encouraged where appropriate. The size, bulk and siting of the proposed building is likely to have a significant influence on the visual and landscape characteristics of the area, and proposals should not normally exceed the overall dimensions or cubic content of the original building by more than 20% or deviate significantly from the siting of the original building.

Policy EN5 'Conversion and Extension of Existing Buildings in the Countryside'

5.2.6. **Policy EN5 'Conversion and Extension of Existing Buildings in the Countryside'** states that the alteration, extension or conversion of existing suitable buildings outside the defined settlement limits for residential, employment, or tourism uses will only be permitted where: (1) the building is structurally sound and is capable of conversion without substantial major external alteration or reconstruction; (2) in the case of changes of use to residential purposes alone: (a) it can be demonstrated that there are no viable alternative uses to secure the retention of the building; and (b) that the building is of architectural and/or historic merit; (3) in the case of residential extensions, the extension does not result in a disproportionate increase in the size, scale and massing of the building.

5.2.7. Supporting text notes in:

- Paragraph 5.3.23: That buildings in the countryside that are to be converted to alternative uses will need to be suitable for the

proposed purpose and in terms of their appearance in relation to their surroundings, the wider landscape and countryside and should be sound and capable of conversion to the proposed use without major reconstruction. Proposals that involve major significant changes to the original building will be dealt with in accordance with policy relating to new development outside settlement limits.

- Paragraph 5.3.24: That residential uses of industrial, commercial, or agricultural buildings can have an adverse impact on the local economy and will therefore only be acceptable where the conversion facilitates the retention of an important building. These are likely to be substantial established buildings that are of significant merit in architectural or historic terms and developers will need to demonstrate that reasonable efforts have been made to market the premises for sale or lease for employment generating uses.

- Paragraph 5.3.25: That extensions to buildings that are either existing dwellings in the countryside or are buildings being converted into dwellings should be limited in size to ensure that the form and character of the original building is not adversely affected. The size of extension likely to be acceptable will depend on the circumstances of each individual case, but extensions should not normally exceed the overall dimensions or cubic content of the original building by more than 20%.

SP3 'Sustainable Communities'

5.2.8. **Strategic Policy SP3 'Sustainable Communities'** states that the delivery of sustainable, healthy and cohesive communities and the conservation of the countryside will be promoted by: (1) defining sustainable communities and locations for development by the identification of a settlement hierarchy that reflects the role and function of settlements; (2) defining settlement limits within which development which accords with the settlement

hierarchy will be permitted in principle; (3) resisting inappropriate development outside settlement limits.

5.2.9. Supporting Text notes in:

- Paragraph 3.0.10: That the development of sustainable communities, either newly built settlements such as Coed Darcy or through the enhancement and improvement of existing settlements is a fundamental element of the LDP's strategic approach. Policy SP3 has been underpinned by a comprehensive review of settlements establishing the current role and function of each individual settlement, identifying the functional relationships between settlements, and establishing the potential future roles of each settlement.

- Paragraph 3.0.11: That the analysis provided the evidence for defining a Settlement Hierarchy, which identifies those areas which are the most sustainable locations and can more appropriately accommodate growth in terms of their function. Table 3.1 sets out the Settlement Hierarchy for the County Borough

Policy SC1 'Settlement Limits'

5.2.10. **Policy SC1 'Settlement Limits'** states that development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the settlement hierarchy will be acceptable in principle. Outside settlement limits, development will only be permitted in the following circumstances: (1) it constitutes a sustainable small scale employment use adjacent to a settlement limit; or (2) it constitutes live-work unit(s) immediately adjacent to a settlement limit in the Valleys Strategy Area only; or (3) it constitutes the small-scale expansion of an existing business or the suitable conversion of an existing building; or (4) it constitutes the appropriate replacement of an existing dwelling; or (5) it is an affordable housing exception site; or (6) it is an appropriate rural enterprise dwelling; or (7) it is an appropriate 'One Planet Development'; or (8) it is a sustainable tourism or farm diversification proposal that is suitable

in a countryside location; or (9) it is associated with the provision of public utilities infrastructure and waste management facilities that cannot reasonably be located elsewhere; or (10) it is associated with either agriculture, forestry, minerals or energy generation; or (11) it relates to the appropriate provision of accommodation for Gypsies/ Travellers; or (12) it constitutes the provision of open space and small scale ancillary facilities adjoining the settlement limit. Where new development is permitted outside settlement limits, any new buildings must be located adjacent to existing buildings or settlements wherever possible and be of an appropriate scale and form.

5.2.11. The Supporting Text states in:

- Paragraph 3.0.13: That all settlements have been assessed for their capacity to accommodate new development and for their potential for expansion. Consequently, with the exception of dormitory settlements, all settlements have defined limits, with greater potential for development incorporated for settlements that are higher in the hierarchy. Settlement limits are an important tool for managing the shape and extent of the urban area. They define the areas within which development which accords with the role and function of the settlement will be permitted in principle; they allow for development which would contribute towards the creation and maintenance of sustainable communities in accordance with the strategy; they prevent the coalescence of settlements, ribbon development and fragmented development and also prevent inappropriate development in the countryside.

- Paragraph 3.0.14: That within settlement limits, most types of development will be acceptable in principle subject to compliance with all relevant policy and subject to it being proportionate in scale and form to the role and function of the settlement. For example, larger scale proposals such as developments of more than a few dwellings or uses that will attract or accommodate significant numbers of people are only likely to be acceptable in larger centres

or towns where there are adequate facilities and transport infrastructure. In areas outside settlement limits development is much more strictly controlled and will normally only be permitted in the circumstances set out in the policy.

- Paragraph 3.0.15: That due to their lack of facilities, dormitory settlements are not considered to be sustainable locations for most types of development and consequently do not have defined settlement limits. Proposals for development in dormitory settlements will be treated as development outside settlement limits under Policy SC1. Proposals for development outside of settlement limits that can be justified under the terms of Policy SC1 will be expected to be located near to existing development whenever possible, preferably within or adjacent to dormitory settlements where appropriate.
- Paragraph 3.0.16: That whether specific development proposals are appropriate, or suitable outside settlement limits will be assessed with reference to the relevant topic policies within this Plan and national policy.
- Paragraph 3.0.17: That 'employment use' relates to uses that provide significant employment opportunities as set out in Policy EC3.
- Paragraph 3.0.18: That 'One Planet Development' refers to development that through its low impact either enhances or does not significantly diminish environmental quality. This is fully defined in PPW, which also sets out the limited circumstances under which such developments may be permitted in the open countryside.

Task 1b: Summary

5.2.12. Whilst Strategic Policy SP14 seeks to protect all open countryside through the control of inappropriate development outside settlement limits, this would be balanced against other policies.

5.2.13. LDP Policies EN4 and EN5 enable replacement dwellings in the countryside which would also be allowed if the site was designated as a Green Wedge as this is not considered to be inappropriate development in national planning policy within Green Wedges (PPW, Paragraph 3.75).

5.2.14. LDP Strategic Policy SP3 ‘Sustainable Communities’ provides the strategy for Policy SC1 ‘Settlement Limits’. In line with national planning policy (PPW, Paragraph 3.60) these state that development should be located within and adjoining those settlements where it can be best accommodated in terms of infrastructure, access, habitat, and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, however, new building away from existing settlements or areas allocated for development in development plans must be strictly controlled.

5.2.15. LDP Policy SC1 provides a number of exceptions where development would be permitted. This includes (1) sustainable small scale employment use adjacent to a settlement limit; or (2) live-work unit(s) immediately adjacent to a settlement limit in the Valleys Strategy Area; or (3) it constitutes the small-scale expansion of an existing business or the suitable conversion of an existing building; or (4) it constitutes the appropriate replacement of an existing dwelling; or (5) it is an affordable housing exception site; or (6) it is an appropriate rural enterprise dwelling; or (7) it is an appropriate ‘One Planet Development’; or (8) it is a sustainable tourism or farm diversification proposal that is suitable in a countryside location; or (9) it is associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere; or (10) it is associated with either agriculture, forestry, minerals or energy generation; or (11) it relates to the appropriate provision of accommodation for Gypsies and Travellers; or (12) it constitutes the provision of open space and small scale ancillary facilities adjoining the settlement limit.

5.2.16. Whilst a number of these, such as the provision of rural enterprise dwellings, One Planet Developments, replacement dwellings, affordable housing exception sites, small scale employment, forestry, tourism, leisure, rural diversification and the conversion of buildings outside settlement limits

are in line with national planning policy (PPW, Paragraphs 3.75, 4.2.34-39, 5.5.3 and 5.6.1-13). With a Green Wedge policy/ designation, consideration would also need to be given to what national planning policy defines as 'inappropriate' development, i.e., unless it is justified rural enterprise needs; essential facilities for outdoor sport and outdoor recreation, cemeteries and other uses of land which maintain the openness of the Green Wedge and do not conflict with the purpose of including land within it; limited extension, alteration or replacement of existing dwellings; or small-scale diversification within farm complexes where this is run as part of the farm business (PPW, Paragraph 3.75). Or what national planning policy considers to may be appropriate for development in the Green Wedge providing they preserve its openness and do not conflict with the purposes of including land within it, i.e., mineral extraction; renewable and low carbon energy generation; engineering operations; and local transport infrastructure (PPW, Paragraph 3.77).

5.2.17. NPT LDP Policy SC1 also includes other uses/ greater flexibility in relation to other uses which are not considered by national planning policy to be appropriate development. These include for example, waste management and public utilities, live-work units, Gypsy and Traveller accommodation and recreation facilities and small-scale ancillary facilities.

5.2.18. Given that there is greater flexibility in these policies than the Green Wedge policies, it is considered that these policies would not ensure the protection of the countryside in line with the principles of Green Wedge detailed in national planning policy, it is considered that there is a need for Green Wedge policy.

5.3. Task 1c: Development Pressure

5.3.1. Finaly in order to consider whether there is a need for Green Wedge policy, the Council has considered whether there is sufficient development pressure in order to justify why the policies above themselves would settlement boundary policies themselves are not an adequate control on inappropriate development.

5.3.2. In order to do this, the Council has reviewed:

- The location of sites submitted for consideration in the RLDP (**Task 1ci**);
- The previous LDP Call for Candidate Sites (**Task 1cii**); and
- Planning permission history records of applications refused (**Task 1ciii**).

Task 1ci: Sites submitted for consideration in the RLDP

5.3.3. The Maps and Tables below detail the number and location of sites submitted for consideration in the RLDP.

EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park

5.3.4. The Map and Table below details the sites submitted within EN3/1:

Figure 7: Sites Submitted within EN3/1:

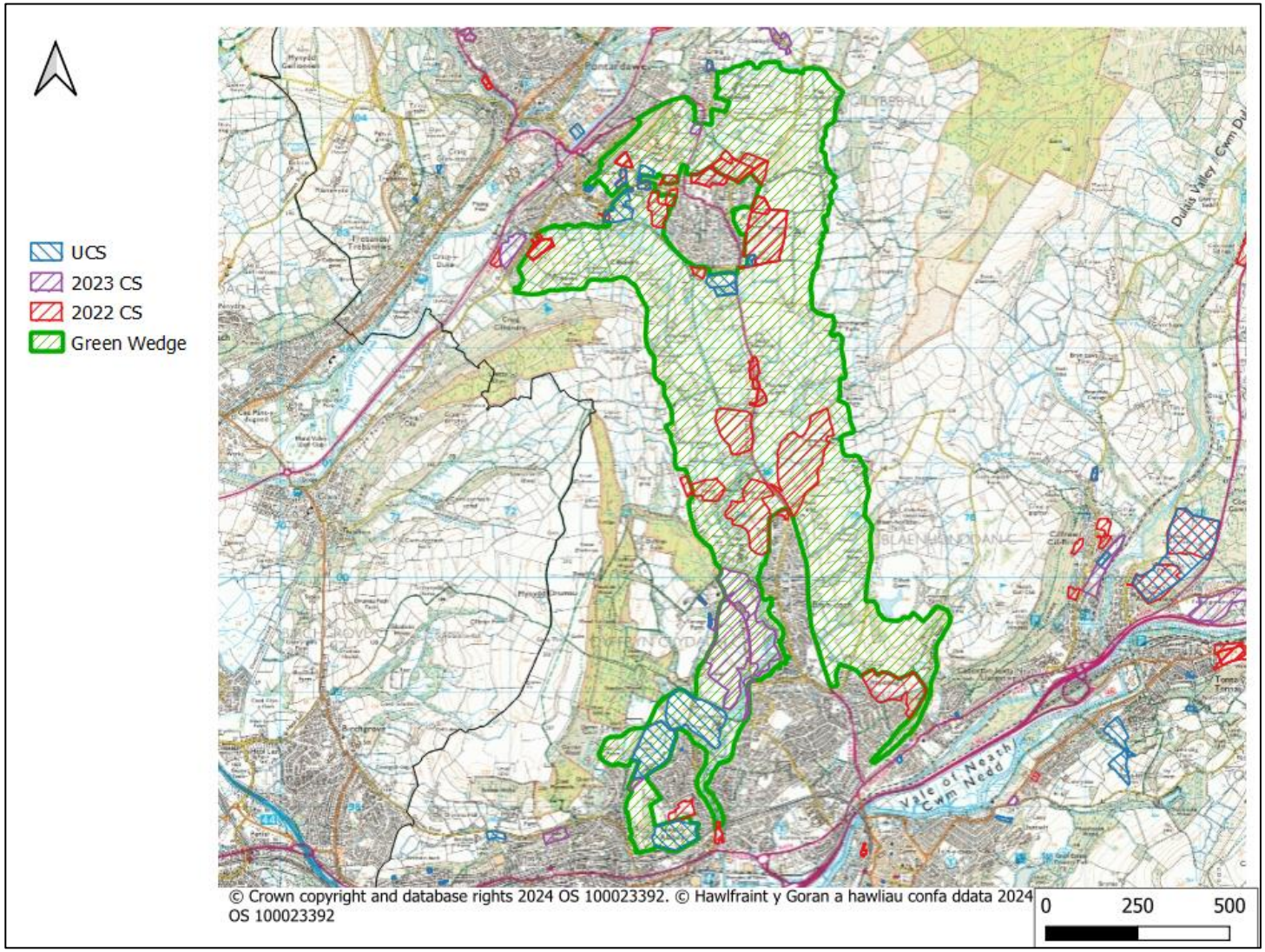


Table 9: Sites Submitted within EN3/1

Source	Site Reference	Site Name
2022 Candidate Site	RLDP/P/0026	Land off Penyralltwen Road, Rhos
2022 Candidate Site	RLDP/P/0022	Land at Bryn Brych Farm, Rhos
2022 Candidate Site	RLDP/P/0025	Land at Pen Yr Alltwen, Rhos
2022 Candidate Site	RLDP/P/0012	Land South East of Ynys y Mond Road, Alltwen 2b(25)
2022 Candidate Site	RLDP/P/0009	Land South East of Ynys y Mond Road, Alltwen 1a(45)
2022 Candidate Site	RLDP/P/0011	Land South East of Ynys y Mond Road, Alltwen 2a(25)
2022 Candidate Site	RLDP/P/0010	Land South East of Ynys y Mond Road, Alltwen 1b(45)
2022 Candidate Site	RLDP/P/0003	Land at The Graig, Alltwen Site B
2022 Candidate Site	RLDP/P/0032	Land North of Neath Road, Rhos
2022 Candidate Site	RLDP/P/0031	Land at Plas Road
2022 Candidate Site	RLDP/P/0030	Land Adjoining 11-14 March Hywel And 32/42 Cae Rhedyn & Land Adjacent to March Hywel Rhos & Land Adjacentto The Smiths Arms And To The Rear Of 70-114 Neath Road Rhos Pontardawe (Including Adjoining Third Party Owned Site)

Source	Site Reference	Site Name
2022 Candidate Site	RLDP/P/0027	Land to the east of Rhos
2022 Candidate Site	RLDP/N/0010	Land at Bryncoch Farm, Neath
2022 Candidate Site	RLDP/N/0011	Land at Pant Glas Farm
2022 Candidate Site	RLDP/P/0023	Land to the north east of Bryn Brych Farm, Rhos
2022 Candidate Site	RLDP/P/0024	Land off Penyralltwen Park, Rhos
2022 Candidate Site	RLDP/P/0002	Land at The Graig, Alltwen Site A
2022 Candidate Site	RLDP/P/0028	Land off Neath Road, Fforestgoch
2022 Candidate Site	RLDP/N/0030	Neath Abbey Ironworks
2022 Candidate Site	RLDP/N/0015	Leiros Parc, Rhyddings,Neath
2022 Candidate Site	RLDP/P/0005	Land rear of Heol Y Parc, Alltwen
2022 Candidate Site	RLDP/N/0028	Land at Dwr y Felin School and Longford Recreation Ground
2022 Candidate Site	RLDP/P/0029	Land Adjoining 11-14 March Hywel And 32/42 Cae Rhedyn & Land Adjacent to March Hywel Rhos & Land Adjacent to The Smiths Arms and to the Rear of 70-114 Neath Road
2022 Candidate Site	RLDP/N/0014	Land at Bryncoch Farm, Neath

Source	Site Reference	Site Name
2022 Candidate Site	RLDP/P/0033	Land at Primrose Lane, Rhos
2022 Candidate Site	RLDP/N/0009	Tyllwyd Newydd Field & Paddock
2022 Candidate Site	RLDP/P/0006	Yard Opposite Alltwen Quarry
2022 Candidate Site	RLDP/P/0028	Land off Neath Road, Fforestgoch
2022 Candidate Site	RLDP/P/0001	Land off Penyralltwen Road, Rhos
2022 Candidate Site	RLDP/P/0007	Alltwen Quarry
2022 Candidate Site	RLDP/P/0004	Land at The Graig, Alltwen Site C
2023 Candidate Site	RLDP/N/2008	Land at Dyffryn Road, Bryncoch
2023 Candidate Site	RLDP/P/2006	Land at Gellinudd, Pontardawe
2023 Candidate Site	RLDP/N/2009	Land adjacent to Princess Drive, Neath
2023 Candidate Site	RLDP/N/2014	Land adjoining Highlands Playground
Urban Capacity Site	RLDP/P/UC003	Land Adjoining Glen View, High Street, Alltwen
Urban Capacity Site	RLDP/P/UC012	Tyrwaun, Rhos
Urban Capacity Site	RLDP/P/UC013	New Primrose House Rhos

Source	Site Reference	Site Name
Urban Capacity Site	RLDP/P/UC011	Land on the South Side of 1 Primrose Lane, Rhos
Urban Capacity Site	RLDP/N/UC005	Ty Canol Farm – Site 1
Urban Capacity Site	RLDP/N/UC006	Ty Canol Farm – Site 2
Urban Capacity Site	RLDP/N/UC021	Land West of Neath Abbey Iron Dam
Urban Capacity Site	RLDP/P/UC001	Land off Bryn Llewelyn
Urban Capacity Site	RLDP/N/UC022	Land off Longford Lane
Urban Capacity Site	RLDP/P/UC002	Land rear of 57-71 Pen Yr Allt, Alltwen
Urban Capacity Site	RLDP/P/UC005	Yard Opposite Alltwen Quarry
Urban Capacity Site	RLDP/P/UC006	Alltwen Quarry
Urban Capacity Site	RLDP/P/UC004	Land off Penyralltwen Road, Rhos

EN3/2: Skewen/ Birchgrove

5.3.5. The Map and Table below details the sites submitted within EN3/2:

Figure 8: Sites Submitted within EN3/2:

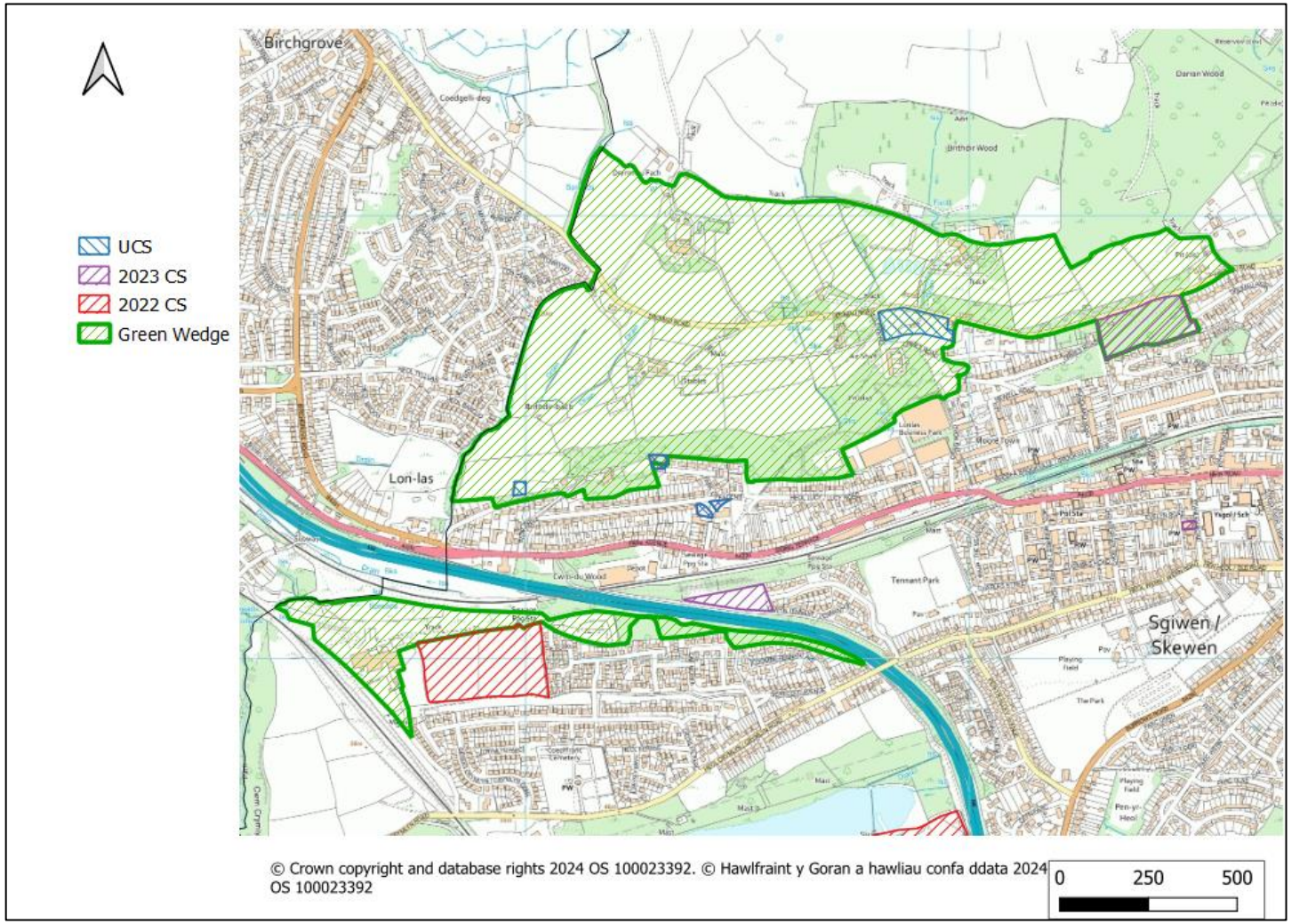


Table 10: Sites submitted within EN3/2

Source	Site Reference	Site Name
2022 Candidate Site	RLDP/N/0022	Crymlyn Parc, Skewen
2023 Candidate Sites	RLDP/N/2014	Land at Park Crescent/ Park Drive, Lonlas - Site A
2023 Candidate Sites	RLDP/N/2017	Land to the South of Drumau Road
Urban Capacity Site	RLDP/N/UC017	Land at Park Crescent / Park Drive, Lonlas - Site A
Urban Capacity Site	RLDP/N/UC017	Lonlas Cottage
Urban Capacity Site	RLDP/N/UC016	Land at Drummau Road

EN3/3: Neath/ Tonna/ Cimla/ Efail Fach

5.3.6. The Map and Table below detail all sites submitted within EN3/3:

Figure 9: Sites Submitted within EN3/3:

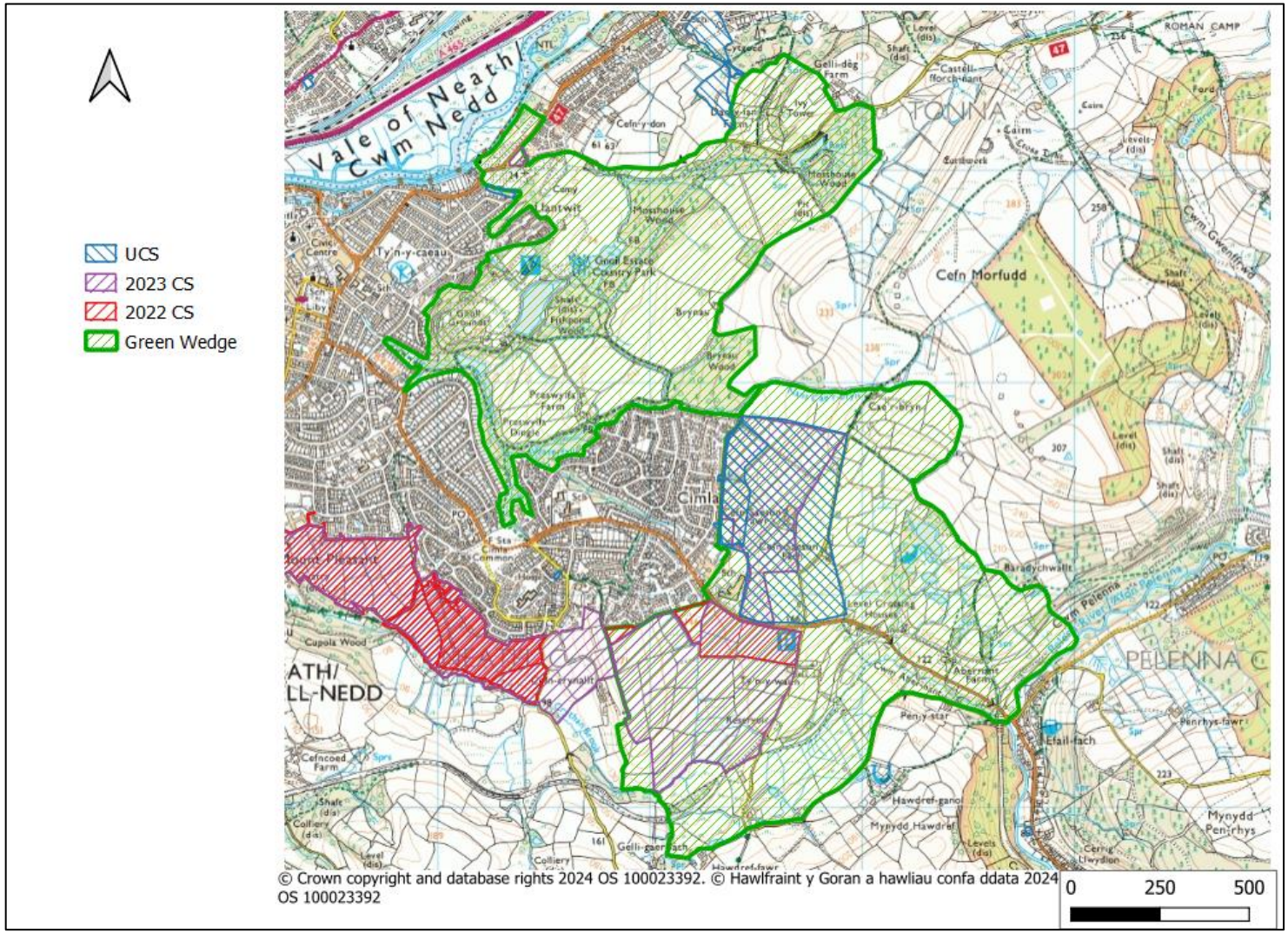


Table 11: Sites submitted within EN3/3

Source	Site Reference	Site Name
2022 Candidate Site	RLDP/N/0016	Land at Cefn Saeson Farm, Cimla (Parcels 1 & 2)
2022 Candidate Site	RLDP/N/0017	Land off Ridgewood Gardens, Cimla
2023 Candidate Site	RLDP/N/2027	Land west of 1 Gnoll View, Fairyland Road, Tonna
2023 Candidate Site	RLDP/N/2018	Land at Cefn Saeson Fawr Farm
2023 Candidate Site	RLDP/N/2020	Land at Tyn-y-Waun Farm
Urban Capacity Site	RLDP/N/UC009	Garden Cottage, Cylma (rear of Seaeson school) Site 1
Urban Capacity Site	RLDP/N/UC010	Garden Cottage, Cylma (rear of Seaeson school) Site 2

EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy

5.3.7. The Map and Table below detail all sites submitted within EN3/4:

Figure 10: Sites Submitted within EN3/4:

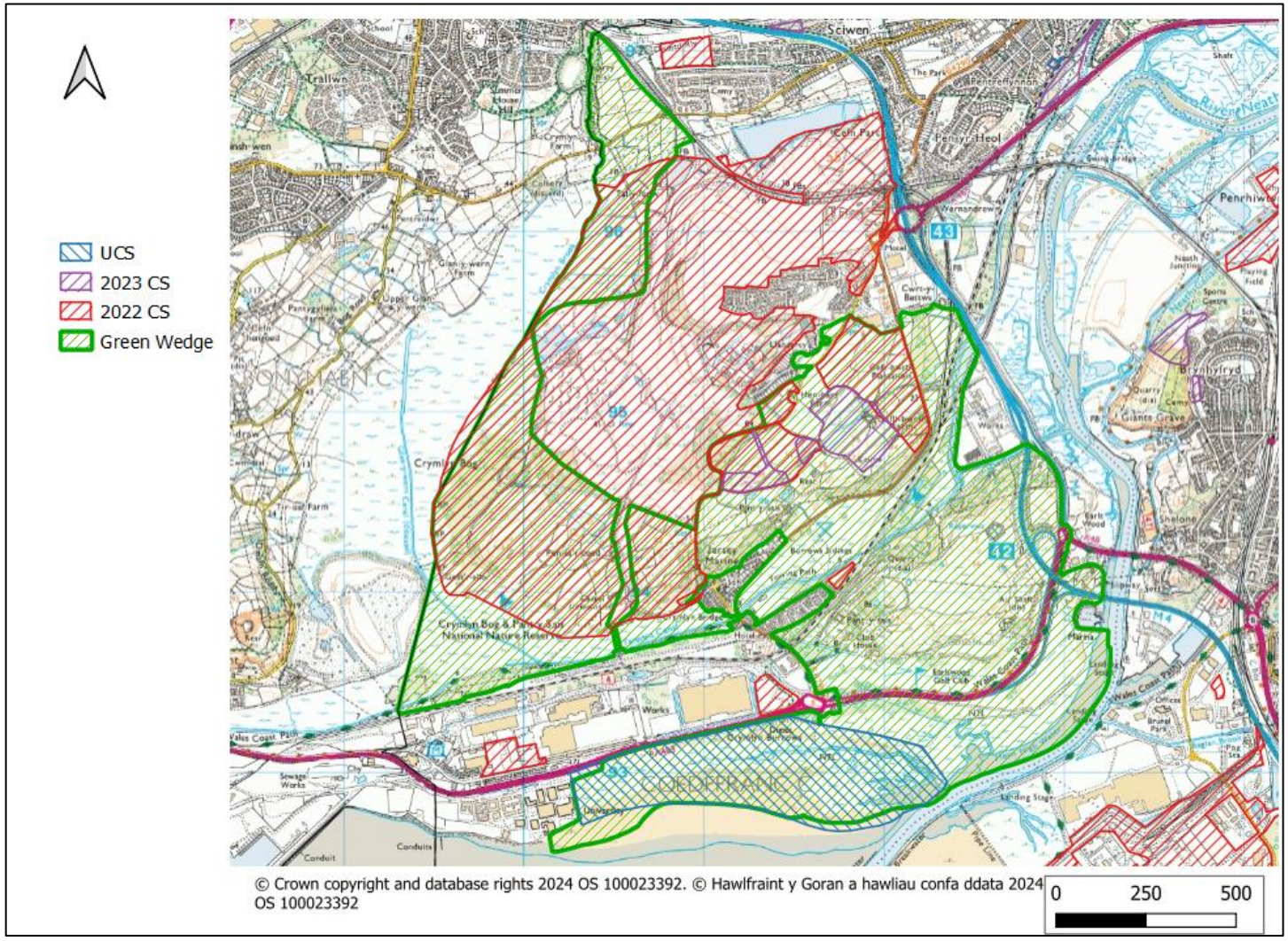


Table 12: Sites submitted within EN3/4

Source	Site Reference	Site Name
2022 Candidate Site	RLDP/N/0023	Land off Ocean View
2022 Candidate Site	RLDP/N/0019	Sun Fields, Llandarcy
2022 Candidate Site	RLDP/N/0020	Land at Gelli Bwlch
2022 Candidate Site	RLDP/N/0021	Coed Darcy
2023 Candidate Site	RLDP/N/2019	Land at Gelli Bwlch
2023 Candidate Site	RLDP/N/2018	Land at Dream Fields
Urban Capacity Site	RLDP/N/UC015	Land to the south of Fabian Way

EN3/5: Margam

5.3.8. The Map and Table below detail all sites submitted within EN3/5:

Figure 11: Sites Submitted within EN3/5:

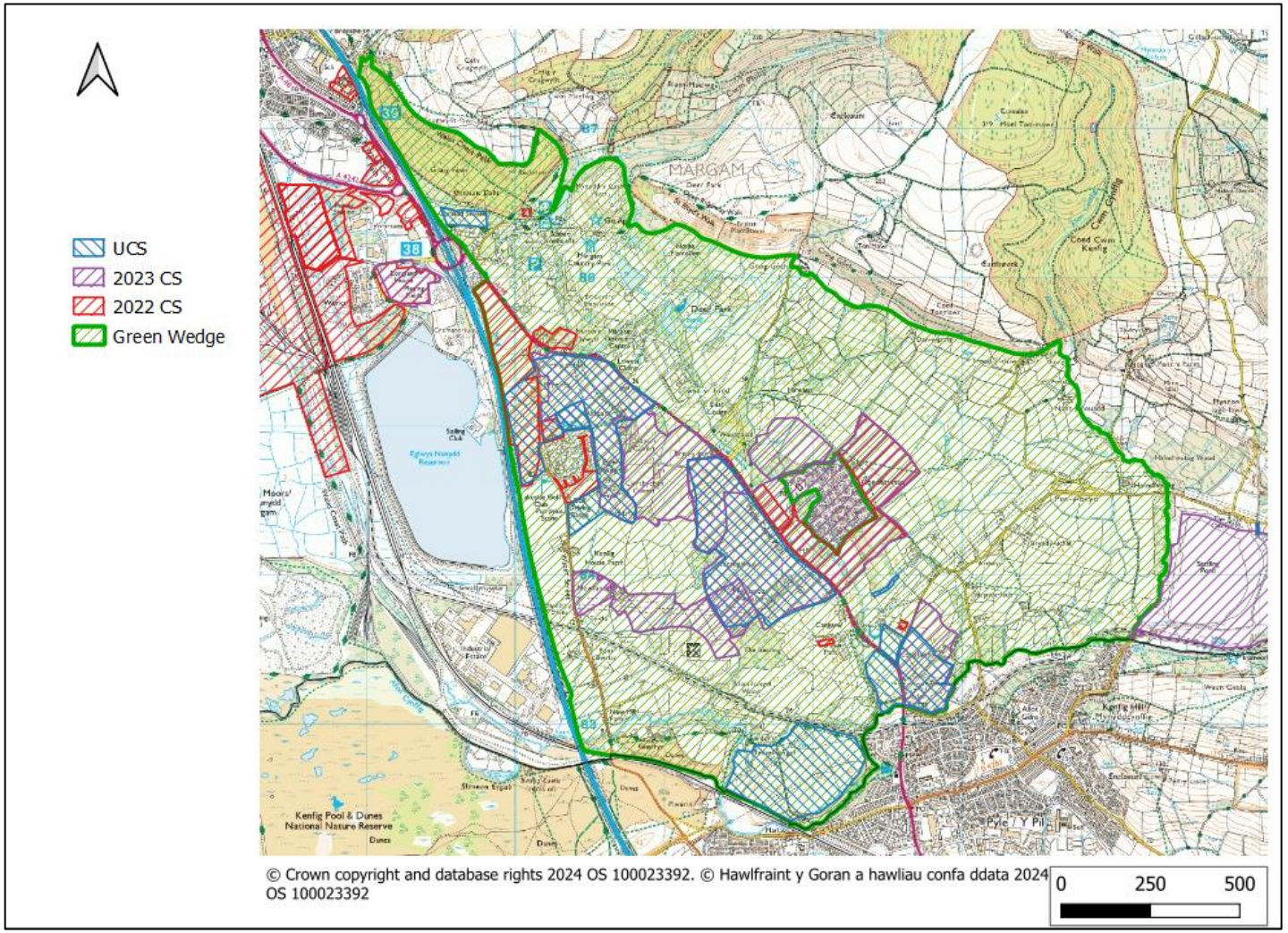


Table 13: Sites Submitted within EN3/5

Source	Site Reference	Site Name
2022 Candidate Site	RLDP/PT/0030	Water Street, Margam
2022 Candidate Site	RLDP/PT/0031	Land at Lakeside Driving Range, Margam
2022 Candidate Site	RLDP/PT/0039	Caegarw Gypsy and Traveller Site
2022 Candidate Site	RLDP/PT/0034	Land at Lakeside Golf Course and West of A48
2022 Candidate Site	RLDP/PT/0042	Land at Coed Hirwaun, Margam
2022 Candidate Site	RLDP/PT/0033	Manor Yard (Former Sawmill) Cwrt-y-Defaid, Margam
2023 Candidate Site	RLDP/PT/2010	Land to the south of Aberbaiden Farm
2023 Candidate Site	RLDP/PT/2007	Land at Longlands Farm
2023 Candidate Site	RLDP/PT/2011	Land at Coed Hirwaun North of A48
2023 Candidate Site	RLDP/PT/2012	Land at Old Park Farm
2023 Candidate Site	RLDP/PT/2024	Land at Old Park Farm (2)
2023 Candidate Site	RLDP/PT/2013	Land at Old Park & Newlands Farm

Source	Site Reference	Site Name
2023 Candidate Site	RLDP/PT/2015	Land Adjacent to Coed Hirwaun
Urban Capacity Site	RLDP/PT/UC022	Land lying on the west side of Longlands Farm, Site B
Urban Capacity Site	RLDP/PT/UC021	Land lying on the west side of Longlands Farm, Pyle
Urban Capacity Site	RLDP/PT/UC019	Graig Madoc
Urban Capacity Site	RLDP/PT/UC020	Land from Pyle Road to Longlands Farm
Urban Capacity Site	RLDP/PT/UC024	Land opposite Coed Hirwaun
Urban Capacity Site	RLDP/PT/UC016, RLDP/PT/UC017, and RLDP/PT/UC018	Land at Eglwys Nunydd
Urban Capacity Site	RLDP/PT/UC023	Land at Ten Acre Wood

5.3.9. These Maps and Tables show that a significant number of sites have been submitted for development within the Council's Green Wedges. This suggests that there is significant development pressure within the Green Wedge.

5.3.10. Having identified that a significant number of sites have been submitted for consideration as part of the RLDP. Consideration is given in the next Section to the number of sites submitted for consideration as part of the previous LDP Call for Sites.

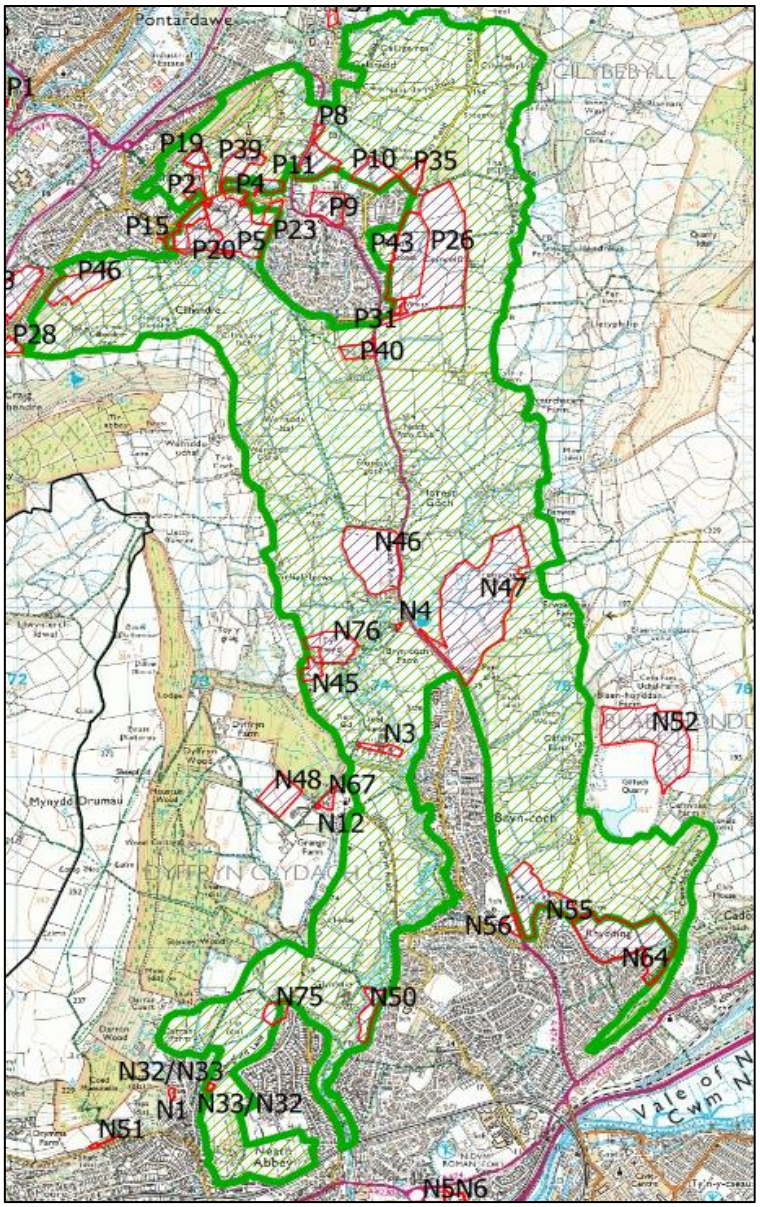
Task 1cii: Sites submitted for consideration as part of the previous LDP Call for Candidate Sites

5.3.11. The Maps and Tables below detail the number of sites submitted for consideration as part of the previous LDP Call for Candidate Sites.

EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park

5.3.12. The map below shows that as part of the previous LDP Call for Candidate Sites, there were also a number of Candidate Sites promoted for development:

Figure 12: EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park



5.3.13. The Table below shows that the majority of these were promoted for residential development:

Table 14: EN3/1 Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park

Candidate Site Reference	Candidate Site Name	Proposed Use
N76	Field and paddock at Tyllwyd Newydd	Residential
N75	Longford Court, Neath	Residential
N3	Primrose Bank Bryncoch	Residential
N4	Adj Slebach Cottage Bryncoch	Residential
N64	Land at Leiros Park	Residential
N55	Leiros Park, Bryncoch	Residential
N47	Pant Glas Farm Bryncoch	Residential
N45	Land At Tyllwyd Rd Bryncoch	Residential
N46	Fforest Goch Bryncoch	Residential
N50	Land at Taillwyd Rd Bryncoch	Residential
N32/N33	Land at The Highlands Longford	Community Use
N33/N32	Land at The Highlands Longford	Residential
P43	Land to East of March Hywel Rhos and south	Community Use
P46	Land to south-east of Ynysymond Road, Alltwen.	Residential

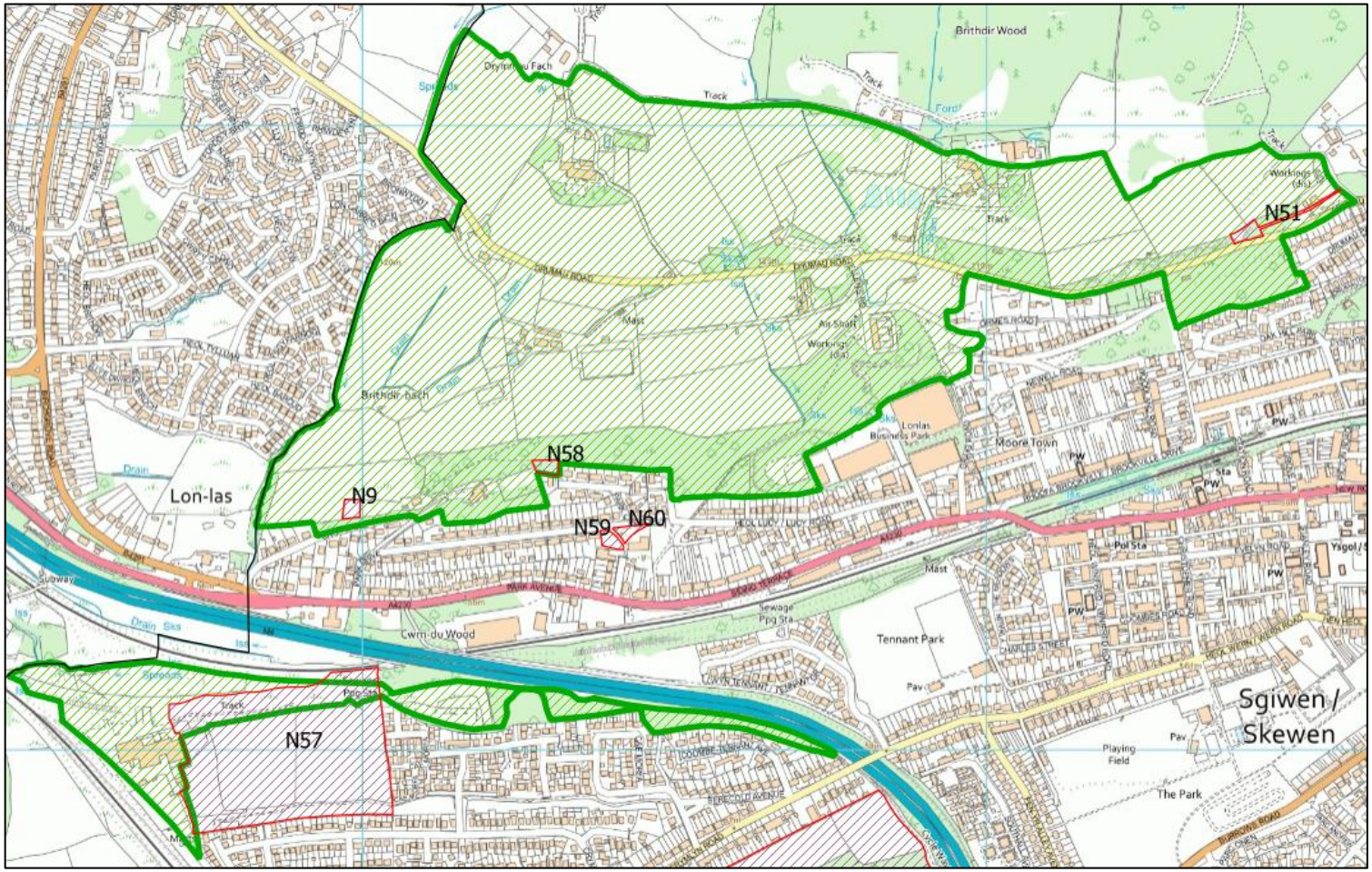
Candidate Site Reference	Candidate Site Name	Proposed Use
P34	Land at Plas Road Rhos	Community Use
P38	Land rear of Nos 79-91 Pen-yr-Alltwen, Rhos	Residential
P39	Land rear of Nos 57-69 Pen-yr-Alltwen, Rhos	Residential
P40	Land at New Primrose House Rhos	Residential
P35	Land at Plas Rd Rhos	Residential
P31	Land adj to Tyr Waun Rhos	Residential
P36	Land south of Pen Yr Alltwen Pontardawe	Residential
P21	Land at Alltwenganol Farm Alltwen	Residential
P26	Land at Tyn-y-Cwm Farm	Mixed Use
P20	Land at Alltwen Ganol Farm Alltwen	Residential
P23	Land between Maes-y-Cornel and Trem-y-wawr Rhos	Residential
P19	The Graig Alltwen	Employment
P22	Land at Alltwen Ganol Farm	Residential
P15	R/O Heol y parc Alltwen	Residential
P16	The Graig Alltwen	Residential

Candidate Site Reference	Candidate Site Name	Proposed Use
P10	Plas Rd Pontardawe	Residential
P11	Land A474 Rhos	Residential
P5	Land at Penyralltwen	Residential
P8	Adjacent 39 New Rd Gellinudd	Residential
P3	Land opposite Alltwen Quarry	Residential
P2	Alltwen Quarry Alltwen	Residential
P4	Land at Penyralltwen	Residential

EN3/2: Skewen/ Birchgrove

5.3.14. The Map below shows that there were a number of sites promoted within EN3/2:

Figure 13: EN3/2: Skewen/ Birchgrove



5.3.15. The Table below shows that all sites were submitted for residential development.

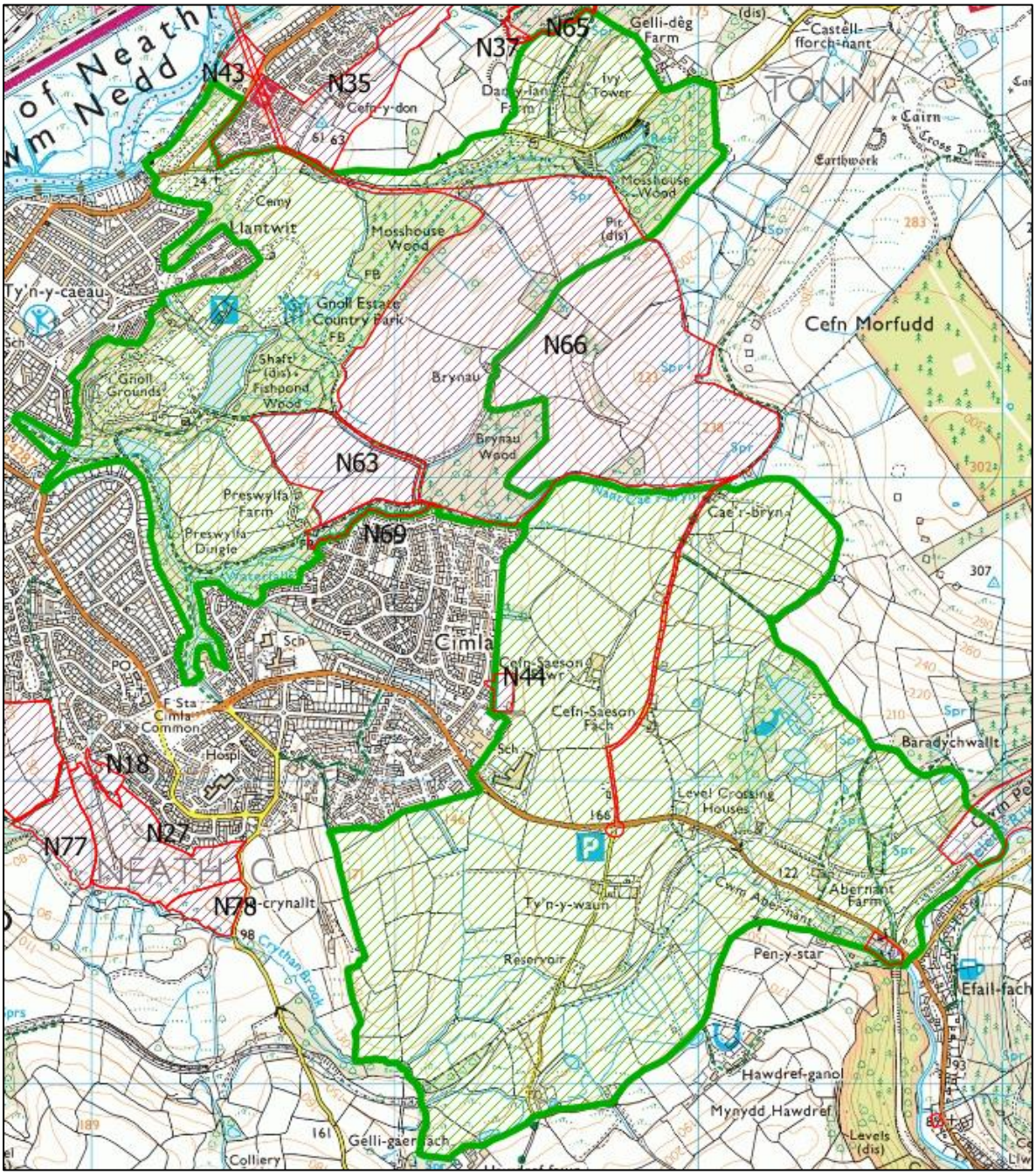
Table 15: EN3/2: Skewen/ Birchgrove

Candidate Site Reference	Candidate Site Name	Proposed Use
N9	Lonlas Cottage off Park Drive	Residential
N51	Land at Bryn Derwen, Drummau Road, Skewen	Residential
N57	North of Crymlyn Park Estate	Residential
N58	Land at Park Crescent Lonlas	Residential

EN3/3: Neath/ Tonna/ Cimla/ Efail Fach

5.3.16. The Map below shows that there were a number of sites promoted within EN3/3:

Figure 14: Sites Submitted in EN3/3: Neath/ Tonna/ Cimla/ Efail Fach



5.3.17. The Table below shows that the majority of these were promoted for residential development:

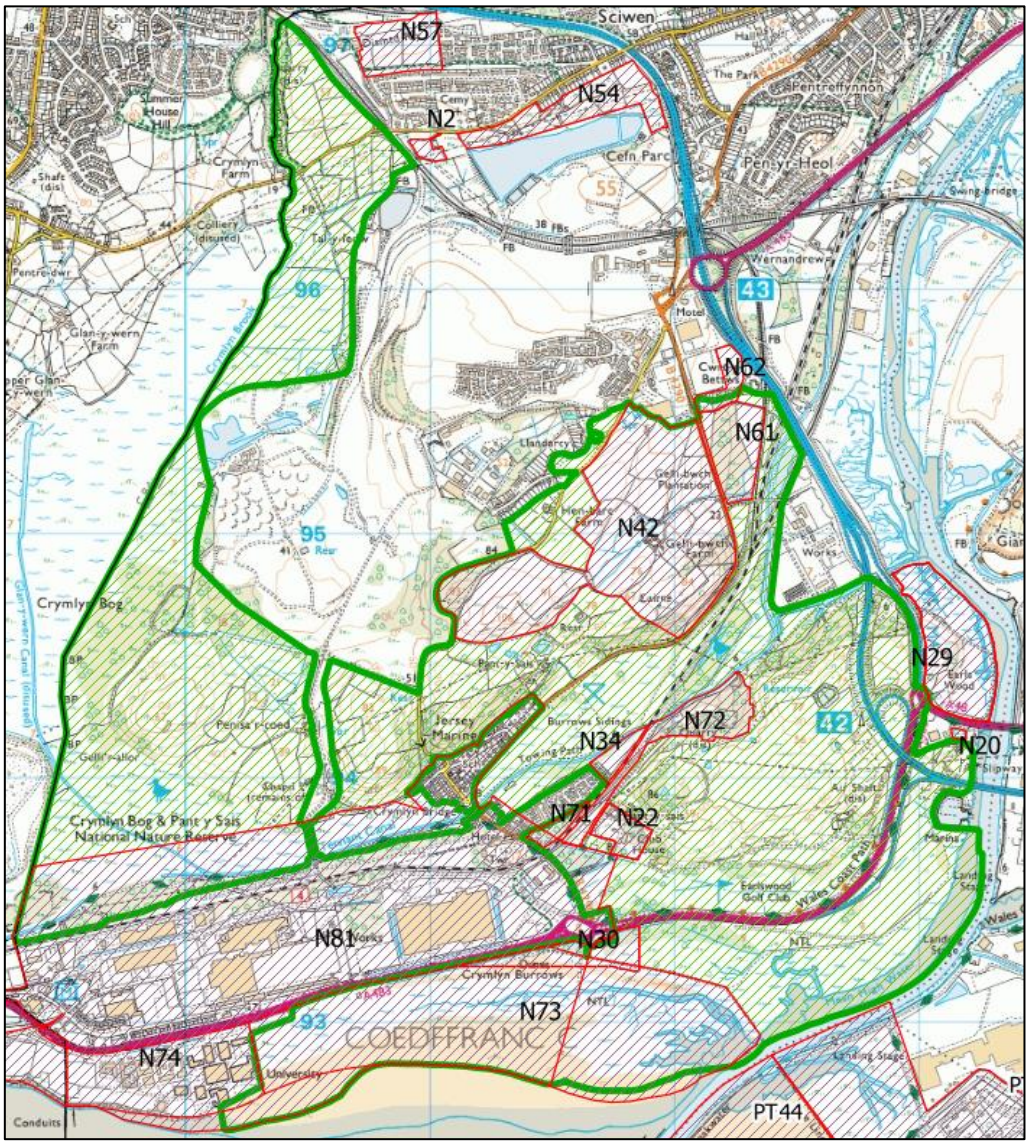
Table 16: Sites Submitted EN3/3

Candidate Site Reference	Candidate Site Name	Proposed Use
AV11	Sardis Road, Efail Fach	Residential
AV17	Land at Cwm Pelenna	Residential
N44	Land off Greenwood Drive	Residential
N63	Land behind Woodview, Cimla	Residential
N66	Land at Brynnau Farm, Cimla	Residential
N69	Land at Glannant Farm, Cimla	Tourism

EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy

5.3.18. The map below shows that a number of Candidate Sites were promoted as part of the previous current LDP Call for Candidate Sites:

Figure 15: Sites submitted in EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy



5.3.19. The Table below shows that these were promoted for a mix of uses:

Table 17: Sites Submitted EN3/4: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park

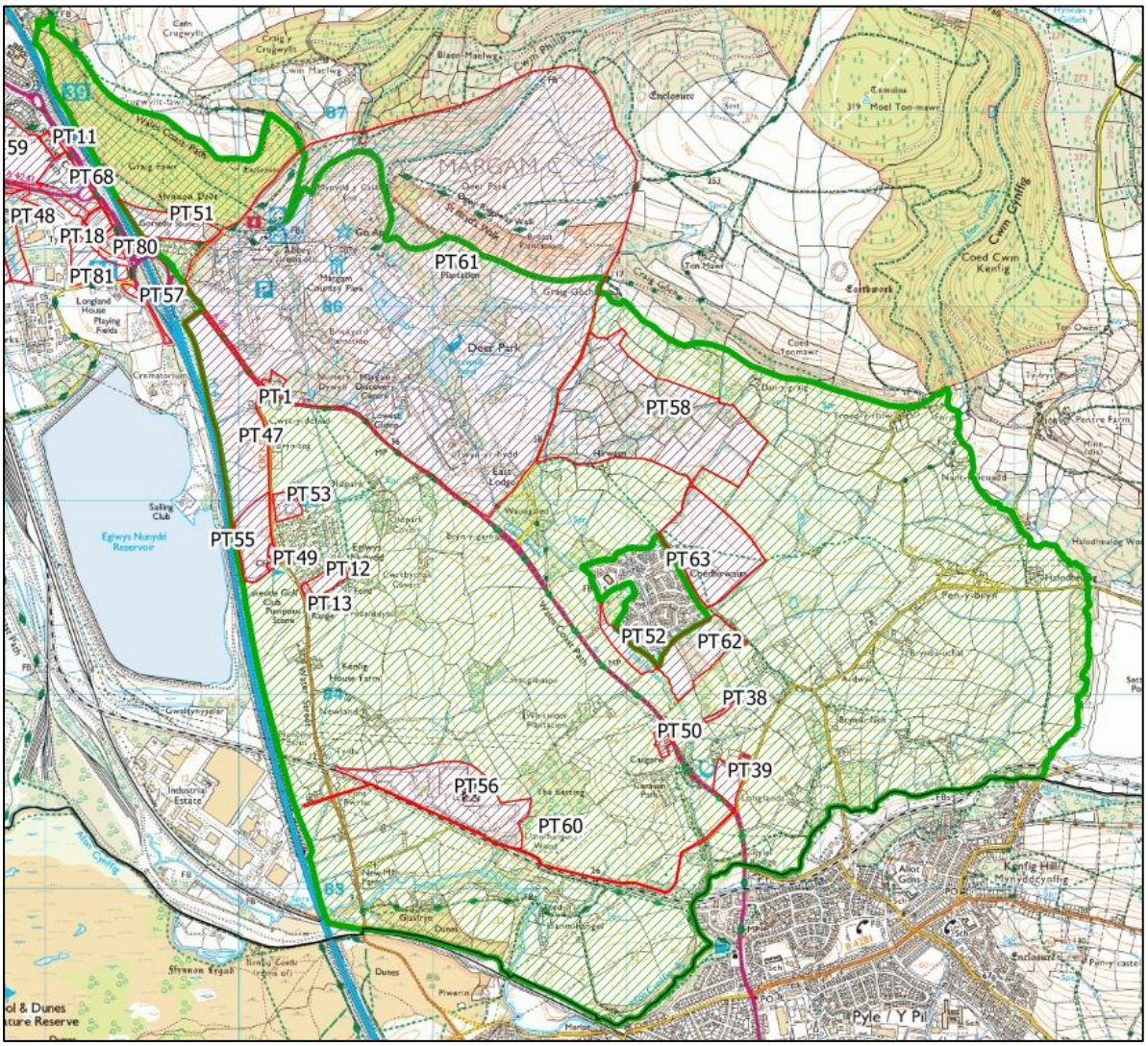
Candidate Site Reference	Candidate Site Name	Proposed Use
N21	Land at Earlswood Jersey Marine	Residential

Candidate Site Reference	Candidate Site Name	Proposed Use
N22	Pant-y-Sais Riding Stables, Jersey Marine	Residential
N23	Fabian Way/A483 Roundabout	Residential
N28	Land at Earlswood Jersey Marine	Employment
N29	Land at Earlswood Jersey Marine	Employment
N30	Fabian Way/A483 Roundabout	Employment
N31	Pant-y-Sais Riding Stables, Jersey Marine	Employment
N34	Land at Ocean View, Jersey Marine	Residential
N42	Land at Gelli Bwch Farm, Llandarcy	Residential
N61	Land adjacent to Llandarcy Playing fields	Community Use
N62	Adjacent Llandarcy Playing Fields	Residential
N71	Old Piggery, adj. Ocean View, Jersey Marine	Residential
N72	Land west of Neath Golf Club, Jersey Marine	Residential
N73	Land to south of Fabian Way	Community Use
N74	Land south of Fabian Way	Mixed Use
N81	Land at Fabian Way	Mixed Use

EN3/5: Margam

5.3.20. The Map below shows that 19 Candidate Sites were promoted as part of the previous LDP Call for Candidate Sites:

Figure 16: Sites Submitted EN3/5: Margam



5.3.21. The Table below shows that the majority of these were promoted for residential development:

Table 18: Sites Submitted EN3/5: Margam

Candidate Site Reference	Candidate Site Name	Proposed Use
PT60	New link road from Kenfig Industrial Estate to A48 North of Pyle	All other use
PT12	Lakeside Driving Range, Margam	Residential
PT13	Lakeside Driving Range	Residential
PT1	Manor Yard A48 Margam	Residential
PT55	Land at Lakeside Golf Course, Water St, Margam	Residential
PT49	Lakeside Country Inn Water St Margam	Tourism
PT63	Land to North East of Coed Hirwaun	Residential
PT52	Land to the South West of Coed Hirwaun, Margam	Residential
PT53	Land at Afan Landscapes Ltd Water St Margam	Residential
PT47	Land to west of Water St/Lakeside Golf Course	Mixed Use
PT61	Margam Country Park, Margam	Mixed Use
PT51	Land to North of Ten Acre Wood, Margam	Residential
PT62	Land to the South East of Coed Hirwaun	Residential
PT50	Land at Caegawr Farm Nr Pyle	Mixed Use

Candidate Site Reference	Candidate Site Name	Proposed Use
PT56	Former Newlands Colliery, Nr Pyle	Mineral Extraction
PT58	Land to the East of Margam Park, Margam	Tourism
PT39	Land lying to west side of Longlands Farm Site B	Residential
PT38	Land lying to west side of Longlands Farm Site A	Residential
PT40	Land at Danygraig Coedhirwaun	Residential

5.3.22. These Maps and Tables suggest that in addition to a number of sites being promoted for the RLDP, that a significant number of sites were also promoted as part of the Call for Sites for the current LDP. This again, suggests that there is development pressure within the Green Wedges.

Task 1ciii: Planning permission history records

5.3.23. Having reviewed the number of sites submitted for development for both the current and replacement LDP, consideration is given in this Section to the number of applications that have been submitted for development within the Green Wedges.

5.3.24. The Table below shows that there have been 566 applications submitted (excluding discharge of conditions, variation of conditions, non-material amendments, section 73, and reserved matters) between 1st April 2011 and 31st March 2024. This suggests that there is significant development pressure within the Green Wedges.

Table 19: Applications Submitted Green Wedges (1st April 2011 and 31st March 2024)[1]

Green Wedge	Number of Applications
EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park	241
EN3/2: Skewen/ Birchgrove	39
EN3/3: Neath/ Tonna/ Cimla/ Efail Fach	52
EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy	64
EN3/5: Margam	170
Total	**566**

5.3.25. As part of Task 1a, a review of applications approved was undertaken. This concluded that whilst a number of applications had been approved, the majority of the applications were not considered to be inappropriate development within the Green Wedge.

5.3.26. Of those that have not been approved, 15 have been refused. The Table below provides a summary of why applications were refused. This shows that the majority of applications were refused for being inappropriate development within the Green Wedge, thus suggesting that there is development pressure, and that the existing policy is working to prevent inappropriate development.

[1] Please note that this includes some applications that abut/ wider site includes Green Wedge. For these the applications have been removed from the detailed analysis in Task 1a and Task 1cii.

Table 20: Planning Applications Refused in Green Wedges

Planning Application Reference	Address	Proposal	Date of Decision	Green Wedge	Assessment
P2012/0606	Gelli Felgwas Farm, Bryncoch	Two storey side and single storey rear extensions	2012-08-01	EN3/1	The application was considered to be inappropriate development within the Green Wedge.
P2012/0901	Llety'r Goff Farm, Gellinudd	Two storey side extension and single storey side extension with balcony above	2013-03-07	EN3/1	The application was considered to be inappropriate development within the Green Wedge.
P2012/0999	Mynydd Marchywel Between Rhos & Cilfrew Neath	Erection of 5 wind turbines with a max blade tip height of 126.5m, control building, electricity sub station, transformers crane hard standings, 82m anemometry mast, improvements to access off A474, new bridge, upgrading of existing on-site tracks and c	2014-02-25	EN3/1	The application was refused and dismissed at appeal. The appeal decision does not take into consideration the Green Wedge, rather focusing on the landscape impact. The Inspector dismissed the appeal as on balance the degree of harm that would be caused would not be justified by the benefits of the scheme in terms of wind energy generation.

Planning Application Reference	Address	Proposal	Date of Decision	Green Wedge	Assessment
P2017/0096	Glyn Clydach Hotel, Longford	Detached dwelling	2017-04-05	EN3/1	The application was considered to be inappropriate development within the Green Wedge.
P2017/0949	Glyn Clydach Hotel, Longford	Detached 3-bedroom bungalow and detached garage	2017-11-23	EN3/1	The application was considered to be inappropriate development within the Green Wedge.
P2022/0421	Site To the South Of Rhos On The Neath Road (Site Located On The Left Hand Side As You Approach Rhos)	Construction of building for micro scale fruit processing/pressing	2022-08-19	EN3/1	The application was considered to be inappropriate development within the Green Wedge.
P2013/0519	Wishing Well Farm, Skewen	Demolition of existing agricultural outbuildings to facilitate construction of new Dwelling (Outline).	2013-08-12	EN3/2	The application was considered to be inappropriate development within the Green Wedge.
P2012/0451	Land adjacent to allotments	Change of use of land to Allotments with associated	2013-07-30	EN3/3	The application was refused for highway reasons.

Planning Application Reference	Address	Proposal	Date of Decision	Green Wedge	Assessment
	FAIRYLAND NEATH SA11 3EF	access road, off street car parking and means of enclosure.			
P2012/0840	Former AFRD Site Nr Jersey Marine	6 No. residential dwellings, 2 No. community buildings (Land Arks) and conversion and alteration of a former blending shed to shop/bike hire/workshop/storage/caf building with associated landscaping highway and drainage infastructure.	2012-11-14	EN3/4	The application was considered to be inappropriate development within the Green Wedge.
P2017/0966	Former Lakeside Golf Driving Range, Margam	Retention of non-illuminated advertisement.	2018-01-15	EN3/5	The application was considered to be inappropriate development within the Green Wedge.
P2015/1077	Oakfield House, Pyle	Single storey side extension, two raised platforms and steps	2016-02-08	EN3/5	The application was considered to be inappropriate development within the Green Wedge.

Planning Application Reference	Address	Proposal	Date of Decision	Green Wedge	Assessment
P2016/0209	Land at Riverside Stables, Pyle	Change of use to a mixed use for the keeping of horses and as a residential caravan site comprising two caravans, including amenity building, hardstanding, and improvement of access	2016-05-20	EN3/5	The application was considered to be inappropriate development within the Green Wedge.
P2017/1007	Daisey Barn, Eglwys Nunnydd	3 No. front dormer extension	2017-12-01	EN3/5	Application refused for design reasons
P2021/0733	Daisey Barn, Eglwys Nunnydd	Retention and completion of single-storey garden studio with raised decking and associated works	2021-09-09	EN3/5	Application refused for design reasons
P2015/0694	Former Lakeside Golf Driving Range, Margam	Demolition of existing golf driving range and redevelopment of the site for up to 35 dwellings and associated infrastructure (Outline with all	2016-02-10	EN3/5	The application was considered to be inappropriate development within the Green Wedge.

Planning Application Reference	Address	Proposal	Date of Decision	Green Wedge	Assessment
		matters reserved)(Amended edged red boundary plan, revised planning statement, design and access statement Rece			

5.3.27. A number of applications (39) were also withdrawn Whilst it is not known for certain, it is likely that a number of these would have been withdrawn as it had been indicated that the site would be refused planning permission.

Task 1c: Summary

5.3.28. Having reviewed the existing Green Wedge policy, AMRs, Review Report, other policies in the current LDP, sites submitted as part of the current and replacement LDP, planning permissions granted, and planning permissions refused, it is considered that the existing Green Wedge policy is working effectively to control development within the Green Wedges.

5.3.29. There have been a number of applications and site submissions for development within the Green Wedges, and the existing Green Wedge policy has sought to limit inappropriate development within the Green Wedges. Without these policies a greater number of applications/ types/ uses would have been permitted.

5.3.30. It is therefore considered that there is a need for a Green Wedge policy in the RLDP.

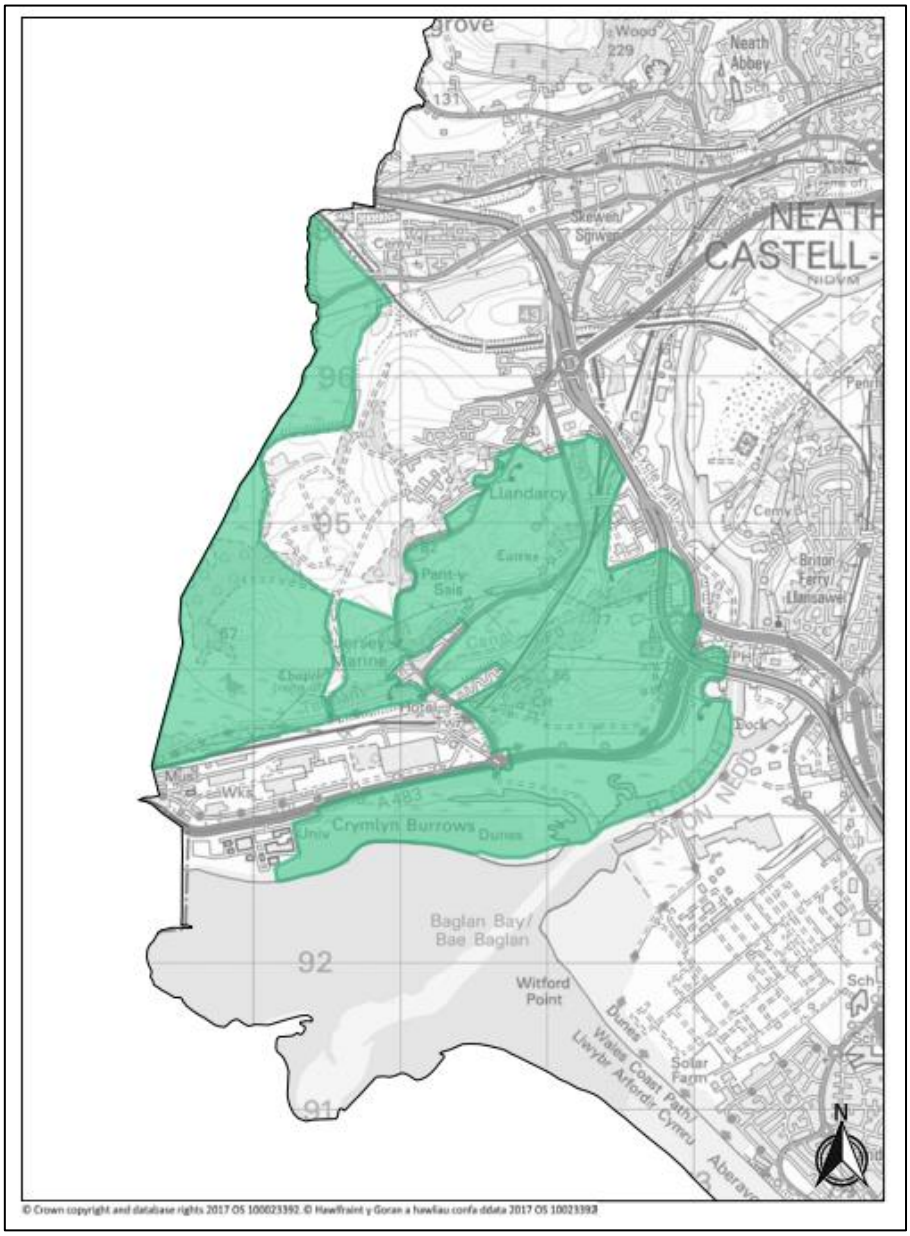
6. Task 2: Review Existing Green Wedges

6.0.1. Having identified the need for Green Wedge policy in the previous Chapter, this Chapter provides a review of each of the existing Green Wedges in the current LDP.

6.1. Crymlyn Bog/ Crymlyn Burrows/ Llandarcy Green Wedge

6.1.1. The Crymlyn Bog/ Crymlyn Burrows/ Llandarcy Green Wedge includes Crymlyn Bog, Crymlyn Burrows, and extensive areas of land between the M4 and the administrative boundary with Swansea. The Crymlyn Bog / Crymlyn Burrows / Llandarcy Green Wedge has an area of some 704 hectares and is intended to prevent the coalescence of Skewen, Briton Ferry and the east side of Swansea.

Figure 17: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy Green Wedge



6.1.2. This Green Wedge contains a number of land uses and environments. Most notable that of the Crymlyn Bog which is a highly sensitive area of special interest and is designated as a SSI, SAC and RAMSAR site. The area is of special interest for its fen and swamp areas, associated invertebrate assemblages and a substantial population of nationally rare species. In addition, the coastline SSSI of Crymlyn Burows is one of the last remaining sections of the Swansea Bay coastline, which has been unmodified by industrial development. The area contains sand dunes, a sale marsh and woodland. These areas of countryside act as an important buffer between

the large urban areas of Swansea and Neath. In marked contrast to these areas, the Green Wedge also contains a gold course with its manicured appearance. The Green Wedge is seen as particularly important in recognition of Coed Darcy development.

6.1.3. In terms of purpose, the main purpose of the Green Wedge is to prevent the coalescence of the large, urbanised areas of Swansea and Neath. The green gap is regarded as very important as it defines two distinctly separate towns. The area covered by the Green Wedge has historically faced continued pressure from development. The designation of Crymlyn Bog, Crymlyn Burrows and Pant-y-Sais Fen only add to the importance of protecting the area.

6.1.4. One of the main benefits of the Green Wedge is that it controls the expansion of the settlement of Jersey Marine and Llandarcy urban village and also the industrial landscape along Fabian Way.

6.1.5. Closely linked with managing urban form, the Green Wedge prevents further encroachment into the open countryside. The area of land between Neath and Swansea faces continued pressure from development – the Green Wedge therefore heightens the protection of the area and the high quality and vulnerable landscape from encroachment.

6.1.6. In terms of protecting the setting of urban areas, the Green Wedge plays an important role in protecting the environment.

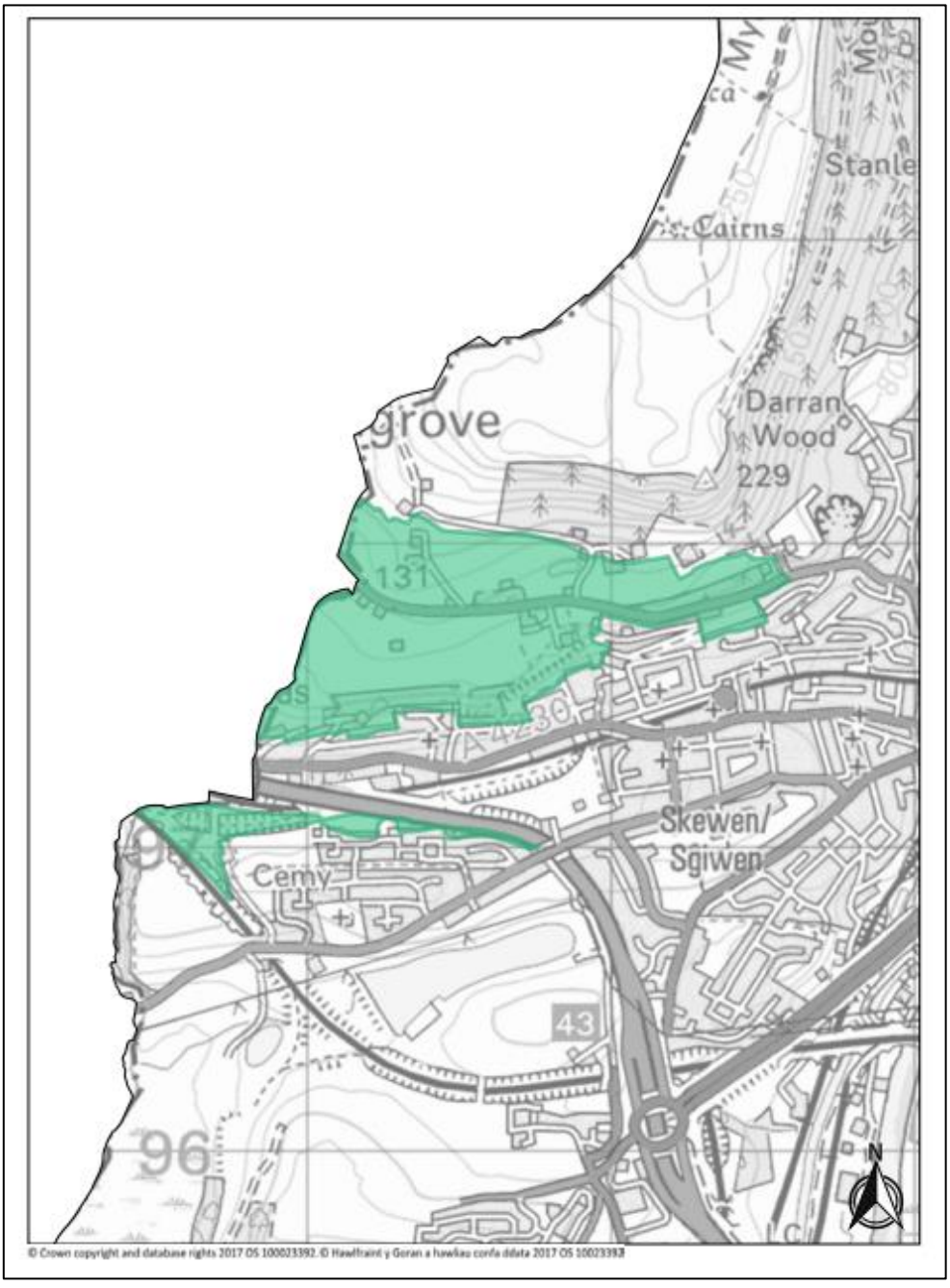
6.1.7. Ahead of the Deposit Plan, the Council will review the boundaries of the Green Wedge parcel in depth to determine whether any boundary amendments should be made.

6.2. Skewen/ Birchgrove Green Wedge

6.2.1. The Skewen/ Birchgrove Green Wedge covers an area of some 82 hectares and has the important function of preventing the coalescence of the built-up areas of Skewen and Birchgrove. It is situated north of the A4230 to the north west of Skewen up to the administrative boundary with Swansea. It falls within a high value landscape, although it is not within a designated Special Landscape Area.

6.2.2. The Green Wedge is divided into two distinct parts: the northern part of the Green Wedge is defined by the settlement limit of Skewen and the extent of the visual backdrop to this part of Neath as viewed from the main transport corridor. The area contains traditional field patterns. The southern part of the Green Wedge provides a green gateway into the County Borough approaching from the west and protects the urban area of Neath from coalescing with the urban area of Swansea.

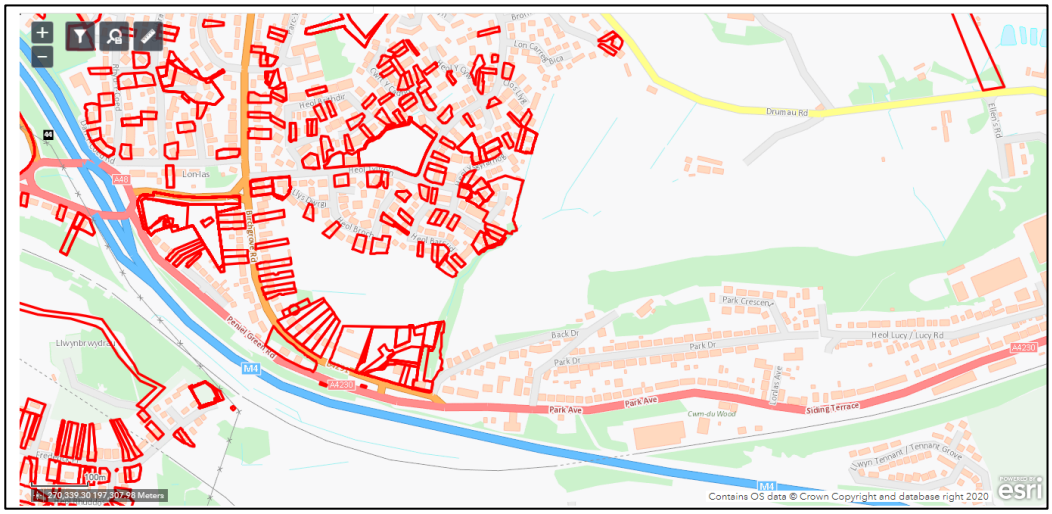
Figure 18: Skewen/ Birchgrove Green Wedge



6.2.3. One of the important functions, and therefore characteristics, of the Skewen/ Birchgrove Green Wedge is its important function in preventing the coalescence off urban Neath and urban Swansea, an area which has seen particular development pressure within recent past.

6.2.4. The Map below shows the number of planning permissions on the border within Swansea. Notably right on the boarder on the B4291 there are new houses being developed. Planning permission P2007/0569 was granted in October 2007 but is only recently being completed. Whilst they are set back, these dwellings prevent any separation between the settlements in this location.

Figure 19: Planning Permissions within Swansea



6.2.5. The Green Wedge seeks to prevent encroachment into the open countryside, particularly preventing ribbon development along the route between Skewen and Birchgrove.

6.2.6. The southern part of the Skewen/ Birchgrove Green Wedge protects the ‘green’ gateway into Neath and the northern part provides an important visual landscape backdrop to Skewen.

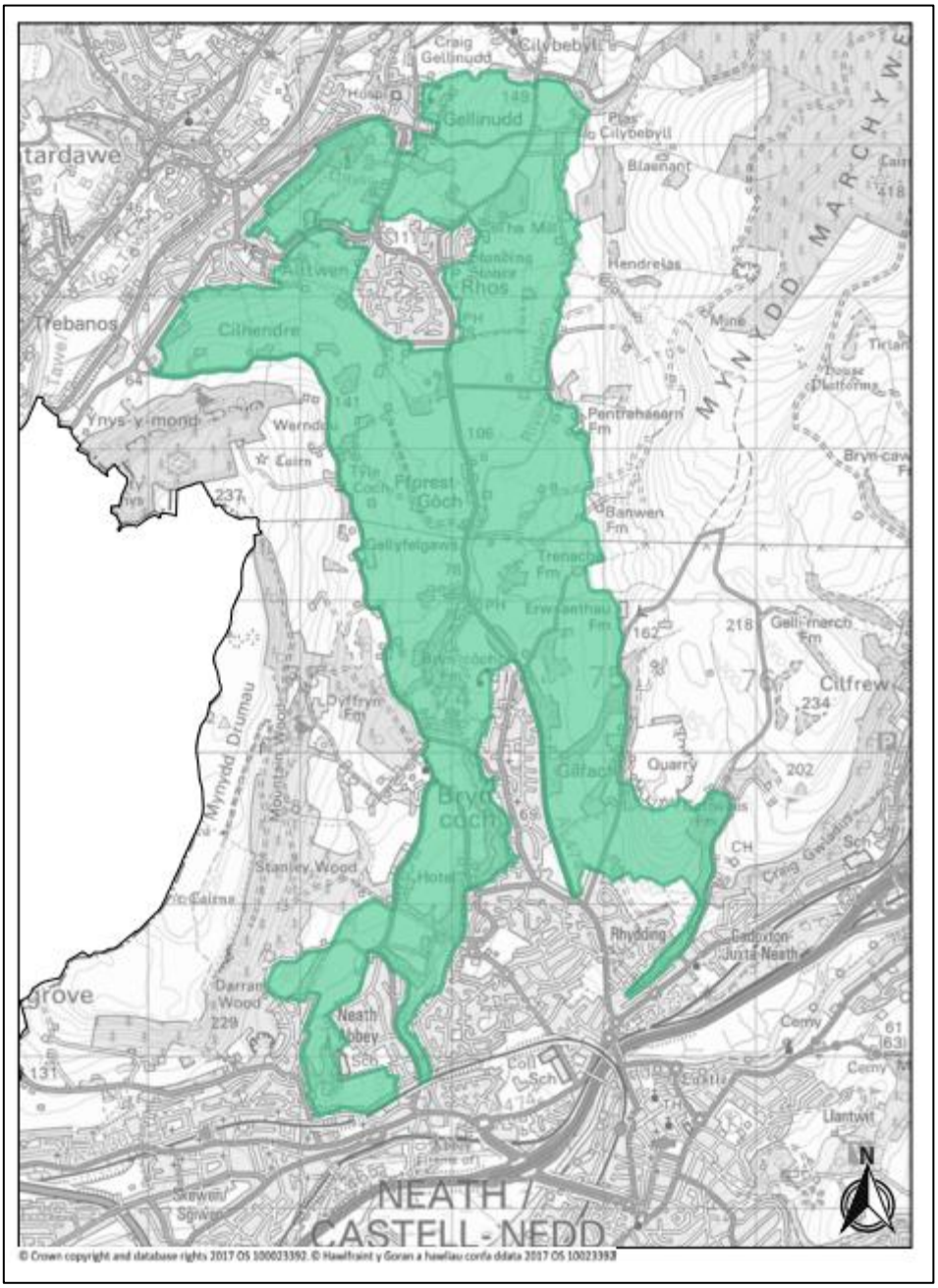
6.2.7. Ahead of the Deposit Plan, the Council will review the boundaries of the Green Wedge parcel in depth to determine whether any boundary amendments should be made.

6.3. Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park Green Wedge

6.3.1. The Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park Green Wedge stretches from Neath to Pontardawe and includes the small settlement of Fforest Goch which has a sporadic linear form along the main A474 that links Neath and Pontardawe.

6.3.2. The Green Wedge covers an area of some 943 hectares and has an important function of preventing any further expansion of the urban area of Neath northwards. It is also intended to restrict the further southward expansion of Pontardawe and associated settlements.

Figure 20: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park Green Wedge



6.3.3. The area can be viewed either as a basin or a valley as it is broad in cross section. There is a distinct plateau on the western flank, Mynydd Drumau, and Mynydd Marchywel forms the boundary to the east. The valley floor is broad undulating and open and is used primarily for agriculture. There is a mixture of arable and pasture and the field patterns are easily identifiable with most being divided by mature hedgerows and interlocking woodland belts.

6.3.4. Much of the landscape is highly prominent and visible from many urban areas and as such when designating the Green Wedge as part of the UDP it was considered that any significant change would have a major impact within the landscape and would in all likelihood be detrimental to the quality of the environment in visual terms. It was considered that this area should be protected from unsympathetic development/ intrusions. It was considered that the area could be subject to increased pressure as neighbouring residential areas expand and the local population makes further use of the valuable recreational resource.

6.3.5. The Green Wedge manages to shape the urban form at its north-west extent at Pontardawe. It prevents the coalescence of Rhos and Alltwen, likewise Rhos and Gelli Nedd and seeks to both resist ribbonlike developments along the primary access route (A4744) and coalescence of Rhos and Forest Goch.

6.3.6. Recognising that protecting the open character of the countryside is an important characteristic when determining the extent of the Green Wedge, the Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park Green Wedge recognises that there is pressure for development north of Bryncoch and north of Longford. It seeks to protect the countryside between Gelli Nedd and Rhos and between Rhos and Bryncoch.

6.3.7. The Green Wedge helps to protect the rural character of Rhos from encroachment from Altwen and Gelli Nedd, and the western fringes of Bryncoch. The woodland in this area is considered to be attractive and in a prominent location. The undeveloped nature of this landscape coupled with the traditional field pattern and hedgerows is considered to give it a high degree of scenic value which acts as a natural backdrop to the urban areas contained by the Green Wedge.

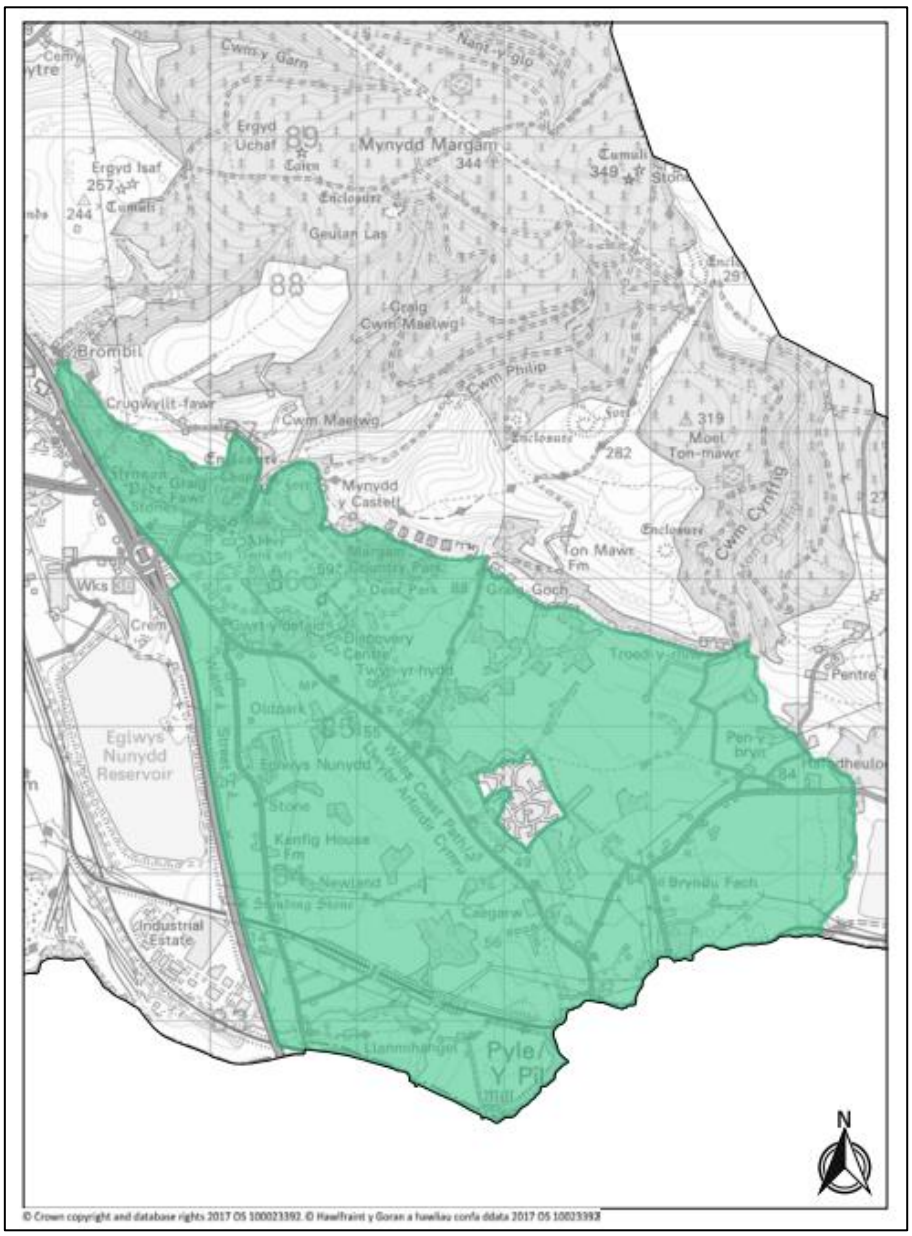
6.3.8. Ahead of the Deposit Plan, the Council will review the boundaries of the Green Wedge parcel in depth to determine whether any boundary amendments should be made.

6.4. Margam Green Wedge

6.4.1. The Margam Green Wedge has an area of some 1,280 hectares and is intended to protect the setting of Margam Park and prevent the expansion of the built-up areas of Pyle and North Cornelly north into Neath Port Talbot.

6.4.2. The Green Wedge is bounded by the M4 to the west and the main railway line and County Borough boundary to the south and extends as far as the base of the escarpment of Margam Mountain in the east.

Figure 21: Margam Green Wedge



6.4.3. The Green Wedge is a distinctive character area within the County Borough, as it is the only substantial area of lowland agriculture. The character is an extension of the rural Vale of Glamorgan, and forms a stark contrast to the industrial landscape of Port Talbot and the sequence of hills and valleys inland. Mainly a traditional field pattern, with areas of deciduous woodland. A band of deciduous woodland runs along a shallow escarpment, with the field pattern character extending onto the higher ground in places. Margam Park has a selection of historic buildings. Eglwys Nunydd development has been developed in the western boundary of the character area. Coed Hirwaun along with the small hamlets of Pen y Bryn and Ten Acre Wood are in the mid/north west of the area, respectively. The area also includes various other farms and private dwellings. The part of the Green Wedge east of the A48 is also designated as part of the Margam Special Landscape Area, indicating that this is an area of high landscape value.

6.4.4. In terms of preventing the coalescence, the Green Wedge forms the gateway into the County Borough. The area has historically been under pressure from development. There have been sporadic applications along the A48 and Water Street ranging from new builds to farm building conversions. As such, there is risk, of not only the coalescence of Port Talbot and Pyle but ribbon type development.

6.4.5. The Green Wedge plays an important role in managing the urban form through the containment of Coed Hirwaun and Eglwys Nunydd.

6.4.6. In terms of assisting in safeguarding the countryside from encroachment, the boundaries of the Green Wedge are the to the west, the developed area of Pyle to the south and higher ground to the north. As such, there is certainly pressure from encroachment in six directional areas, i.e. north from Pyle, expansion of Coed Hirwaun, south easterly from Port Talbot.

6.4.7. The Green Wedge plays an important role when entering the County Borough from the south in protecting the setting of the urban area. When entering the County Borough from the south the open countryside aspect

is surprising when contrasted with the peripheral expanse of heavy industry to the northwest.

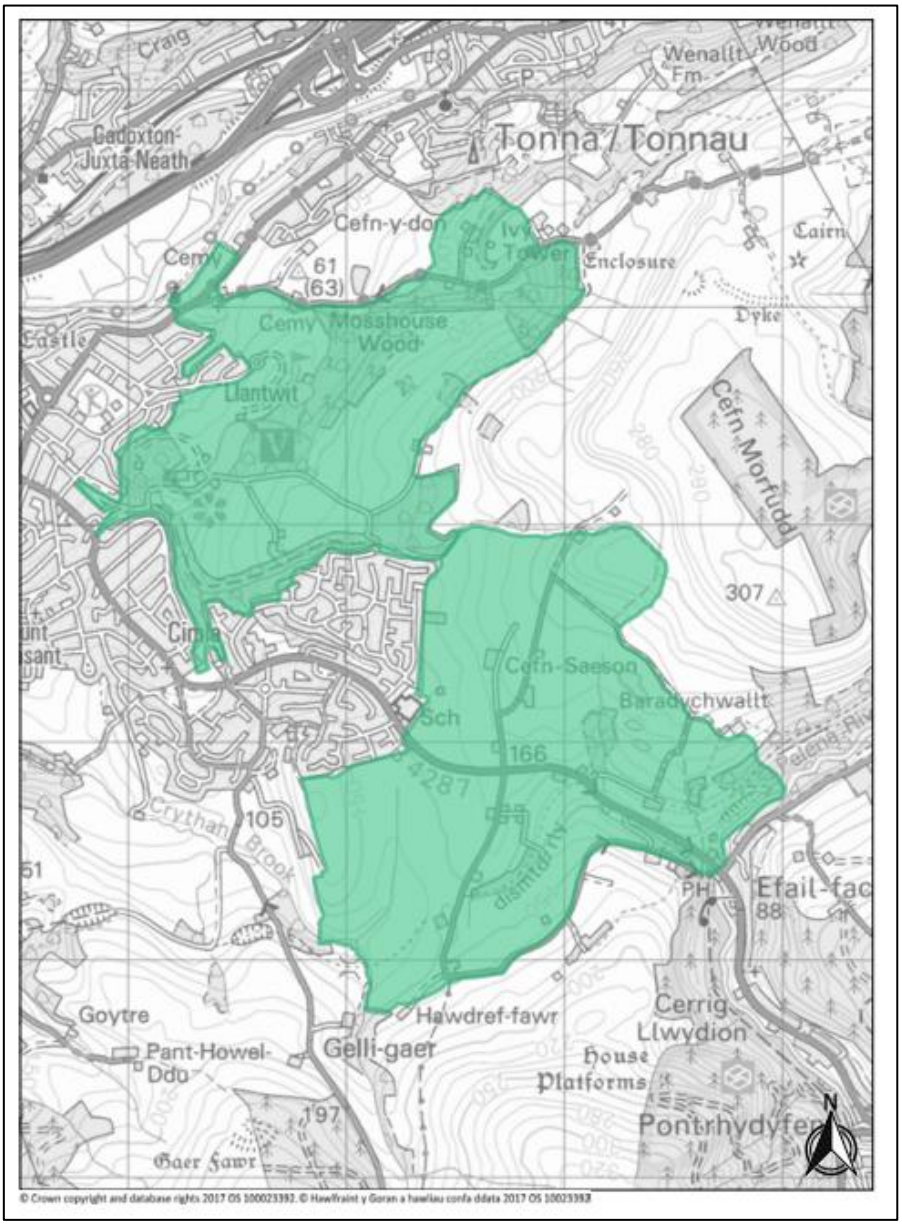
6.4.8. Ahead of the Deposit Plan, the Council will review the boundaries of the Green Wedge parcel in depth to determine whether any boundary amendments should be made.

6.5. Neath/ Tonna/ Cimla/ Efail Fach Green Wedge

6.5.1. The Neath / Tonna / Cimla / Efail Fach Green Wedge covers an area of some 482 hectares and is intended to prevent the coalescence of Neath and Tonna and prevent expansion of Neath (Cimla) towards Efail Fach. The Green Wedge provides the important/ historical setting to Neath. It also wraps around Cimla to prevent ribbon development/ coalescence from Efail Fach.

6.5.2. In terms of characteristics, broadleaf planting/ woodland area is found mainly on the lower slopes and areas further up the slopes are regenerating naturally. Areas of ‘rough’ grazing and bracken appear further up the valley sides. Blocks of coniferous plantations are found, particularly on the northern slopes.

Figure 22: Neath/ Tonna/ Cimla/ Efail Fach Green Wedge



6.5.3. The Green Wedge plays an important role in preventing the coalescence of the greater Neath area and Tonna. This green gap is regarded as very important and defines the two separate settlements.

6.5.4. The Green Wedge manages to shape the urban form stretching from Llantwit to Cimla. At the same time as holding development at the ridgeline at Cimla preventing it sprawling towards Efail Fach.

6.5.5. Closely linked to managing urban form, the Green Wedge prevents encroachment into the open countryside particularly preventing ribbon

development along the B4287 between Cimla and Efail Fach. It also prevents sporadic, unsympathetic development in the open countryside.

6.5.6. One of the primary roles of the Green Wedge is to protect the important/ historical setting of urban Neath. The outer boundaries of the Green Wedge above Llantwit and Tonna mirrors the boundary of the historical landscape, parks, and gardens of the Gnoll Country park.

6.5.7. Ahead of the Deposit Plan, the Council will review the boundaries of the Green Wedge parcel in depth to determine whether any boundary amendments should be made.

7. Task 3: Identify New Green Wedges

7.0.1. As detailed in the Methodology, ahead of the Deposit Plan, the Council will give consideration to whether any additional areas should be identified as green wedge.

7.0.2. In order to do this, the Council will firstly obtain a map of the County Borough and exclude areas which are identified as green wedge.

7.0.3. The Council will then screen out areas which are subject to the following fundamental constraints as development would be considered inappropriate within these areas and they are protected by other policies/ designations:

- Special Area of Conservation (SAC);
- Site of Special Scientific Interest (SSSI);
- Local Nature Reserve (LNR);
- Historic Park and Garden;
- Scheduled Monument;
- Ancient Woodland;
- Registered Common Land.

7.0.4. The Council will then look at areas that have development pressure given that there is a need to take this into consideration when identifying green wedge designations. In order to do this, the Council will examine which sites have been promoted as candidate sites and urban capacity sites for the RLDP. The Council will also examine the historical planning permissions map.

7.0.5. Once these tasks have been completed the Council will assess the extent to which the land which has been promoted for development/ is considered to have development pressure fulfils the characteristics of the principles of green wedge detailed above.

7.0.6. The Council will then, taking each settlement in turn, review land on the edge of the settlement against the characteristics of the principles of green wedge detailed above to identify any additional land that should be considered for designation as green wedge.

8. Task 4: Review Site Submissions

8.0.1. Having identified the need for a Green Wedge Policy and reviewing the current Green Wedges, this Chapter provides a summary of the assessment of sites submitted for development as part of the RLDP.

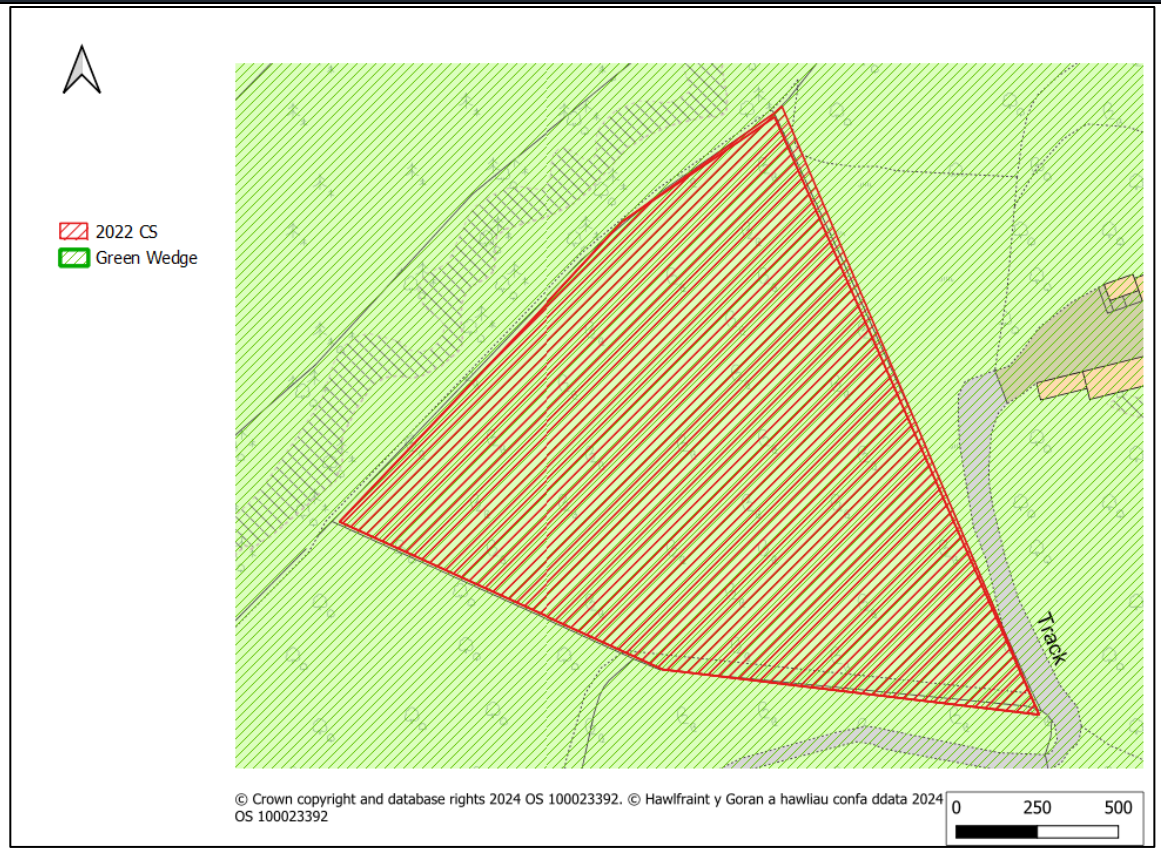
8.1. Candidate Sites 2022

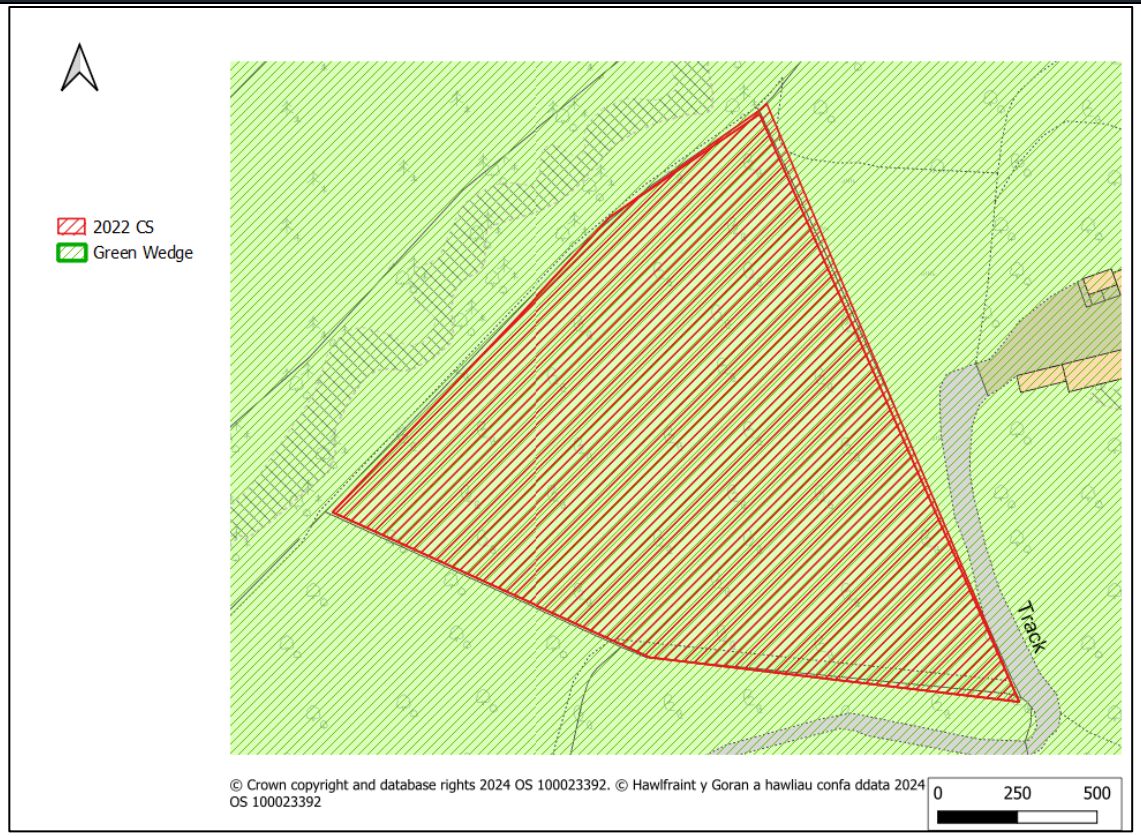
8.1.1. A total of 229 sites were submitted as part of the 2022 Call for Candidate Sites. Of these, 43 are located within the Green Wedge/ joining the Green Wedge.

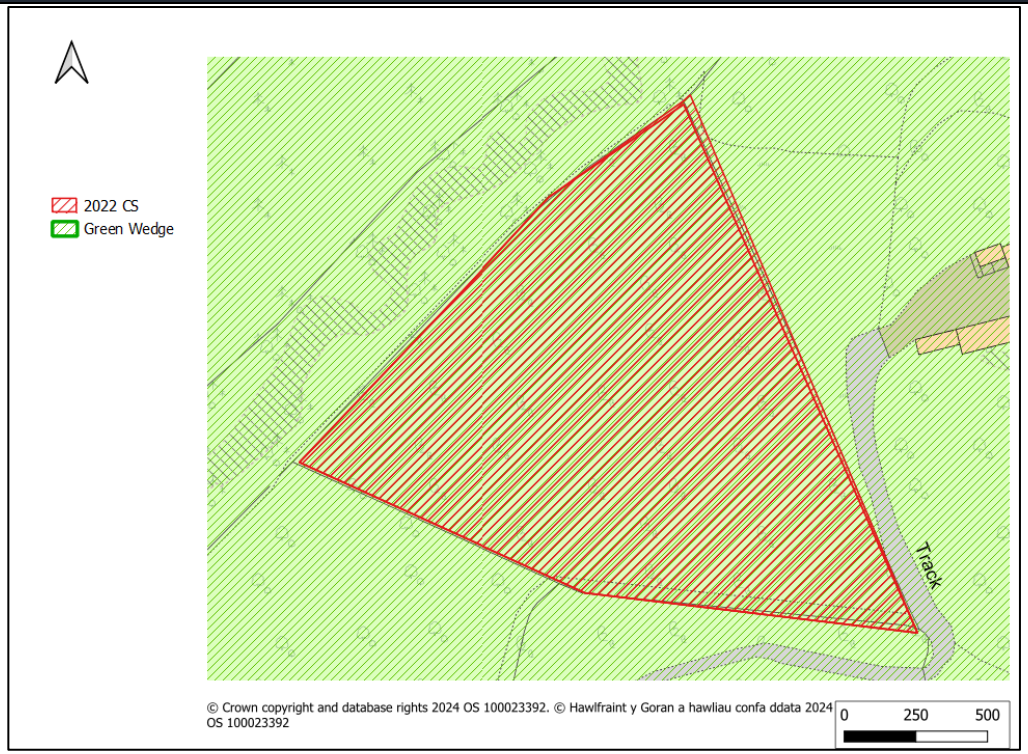
8.1.2. The Table below provides a map of each site in relation to Green Wedge, and an assessment of whether the site needs to be assessed as part of the Green Wedge Assessment.

Table 21: Candidate Sites 2022: EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park

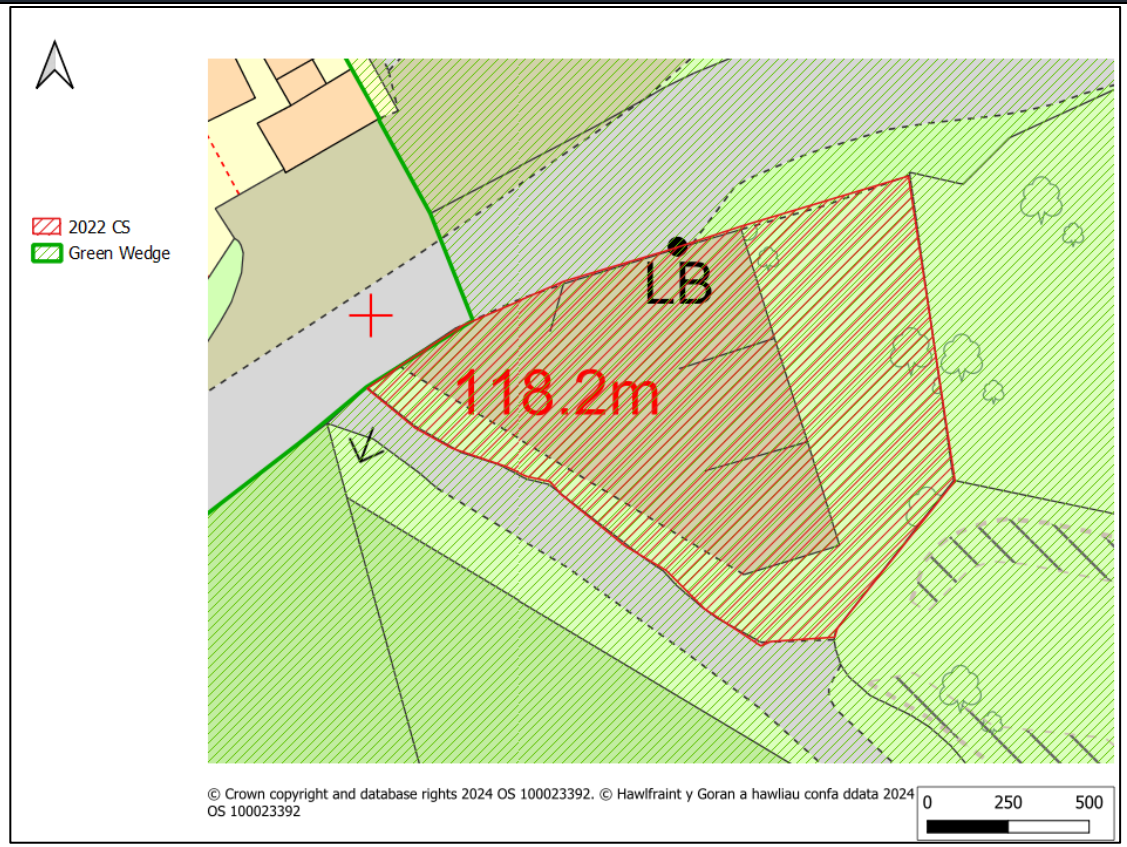
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0001	Land off Penyralltwen Road, Rhos		No. Whilst the entirety of the site is located within the Green Wedge, the site has not been successfully filtered at Stage 1 of the Candidate Sites assessment

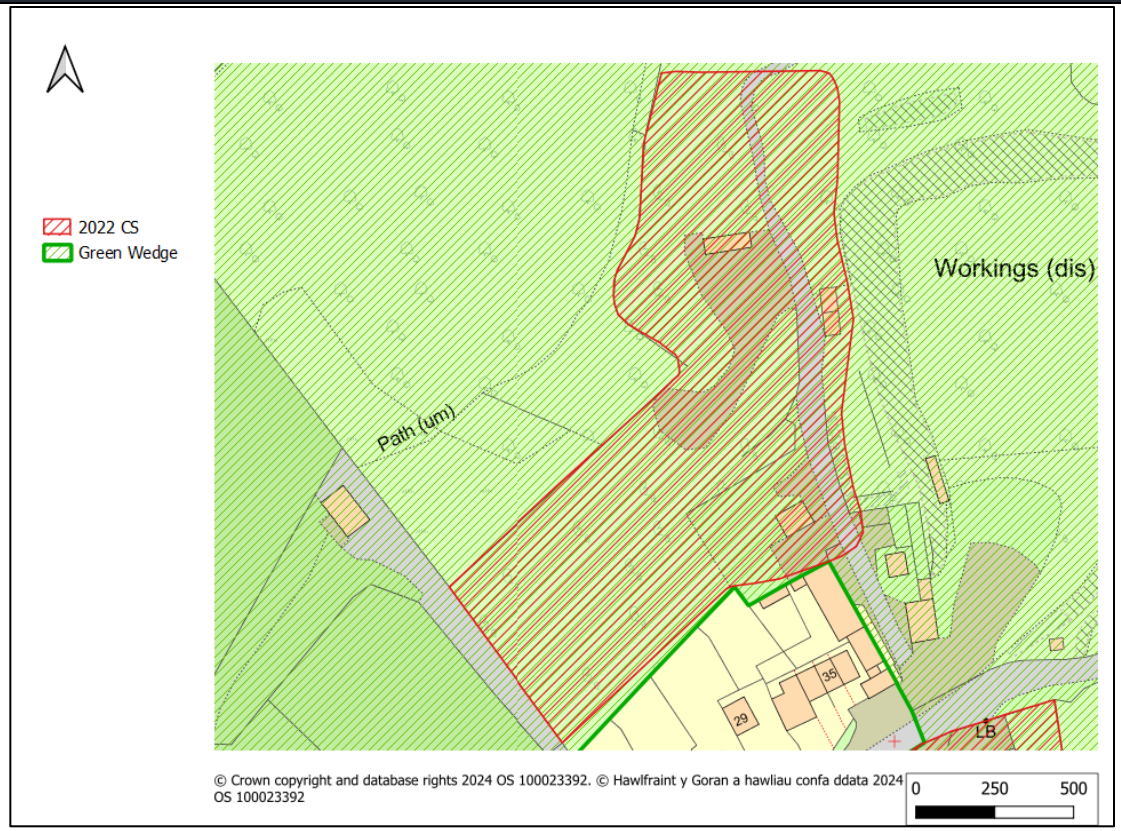
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0002	Land at The Graig, Alltwen Site A		Yes. The entirety of the site is located within the Green Wedge and the site has been successfully filtered through the Stage 1 Candidate Sites assessment.

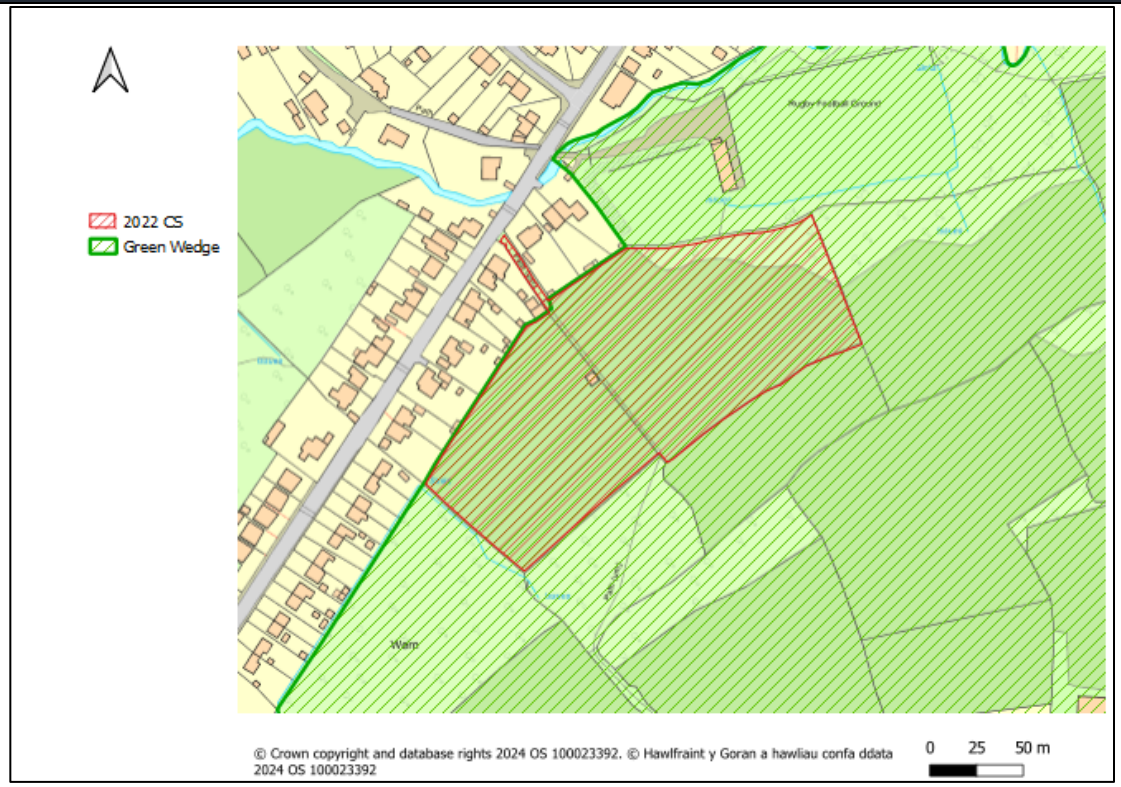
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0003	Land at The Graig, Alltwen Site B		Yes. Site successfully filtered as part of the Stage 1 Candidate Sites assessment.

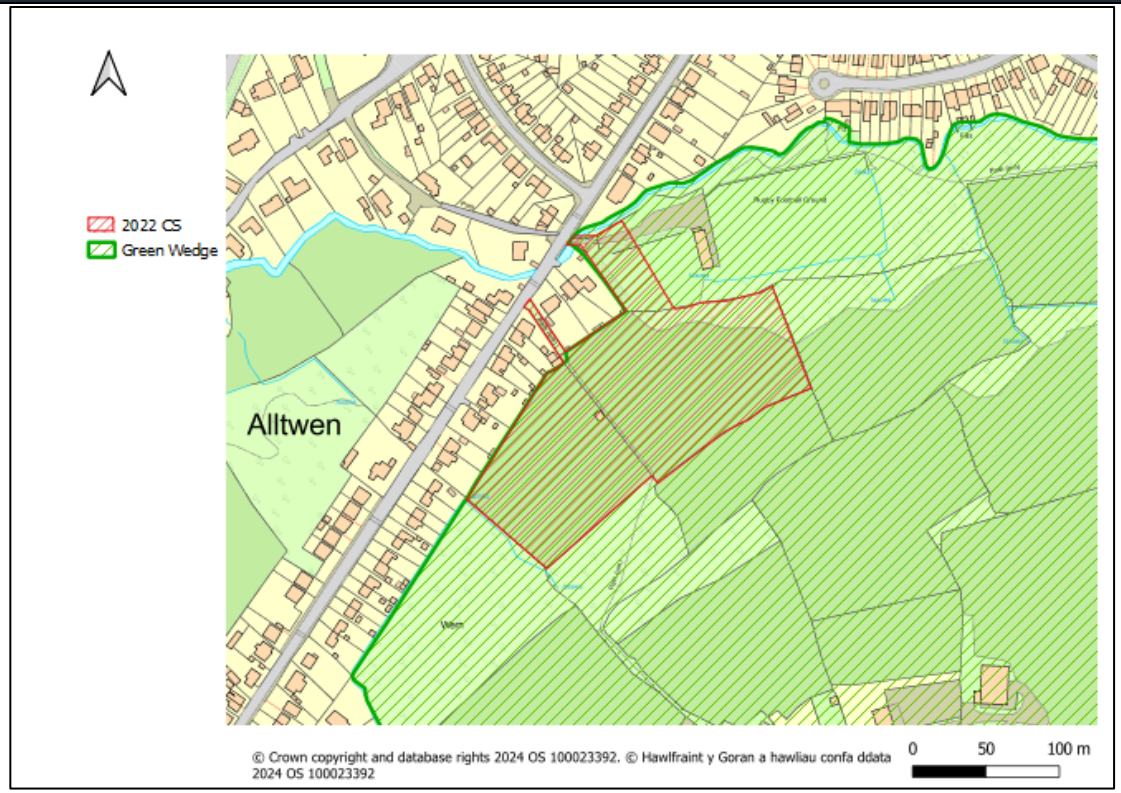
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0004	Land at The Graig, Alltwen Site C		No. Whilst the entirety of the site is located within the Green Wedge, the site has not been successfully filtered at Stage 1 of the Candidate Sites assessment

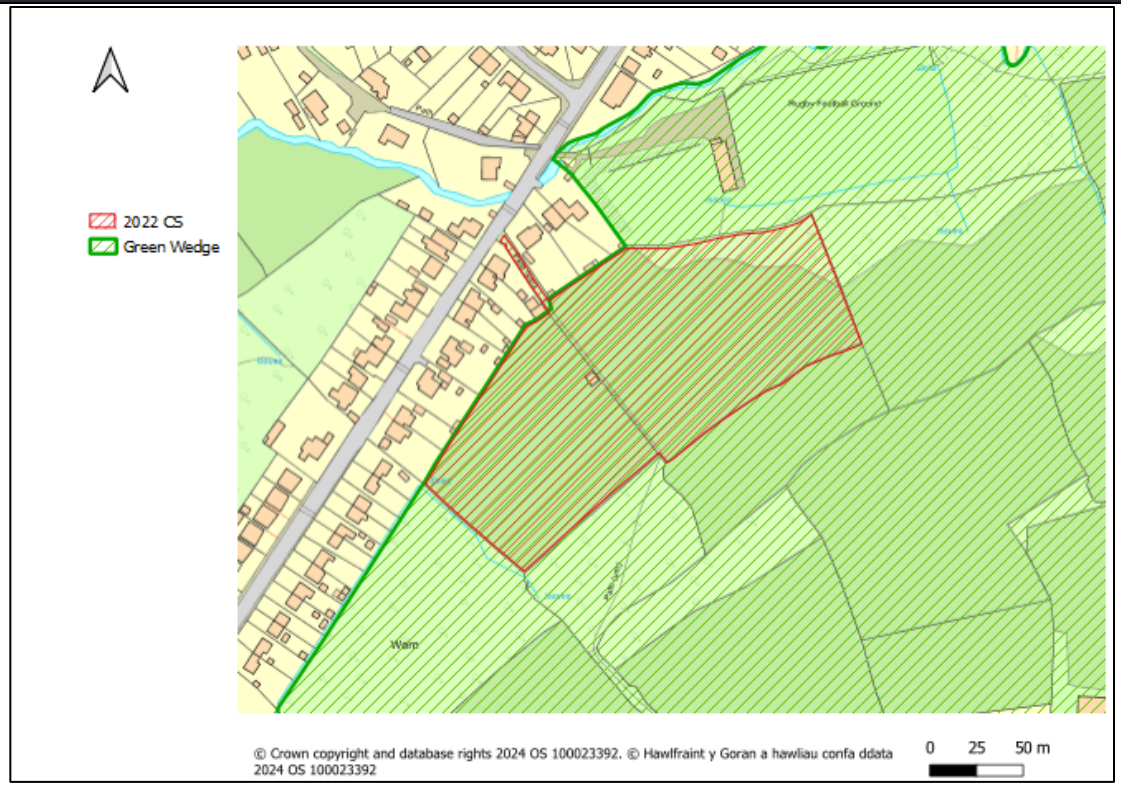
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0005	Land rear of Heol Y Parc, Alltwen		Yes. The majority of the site is within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

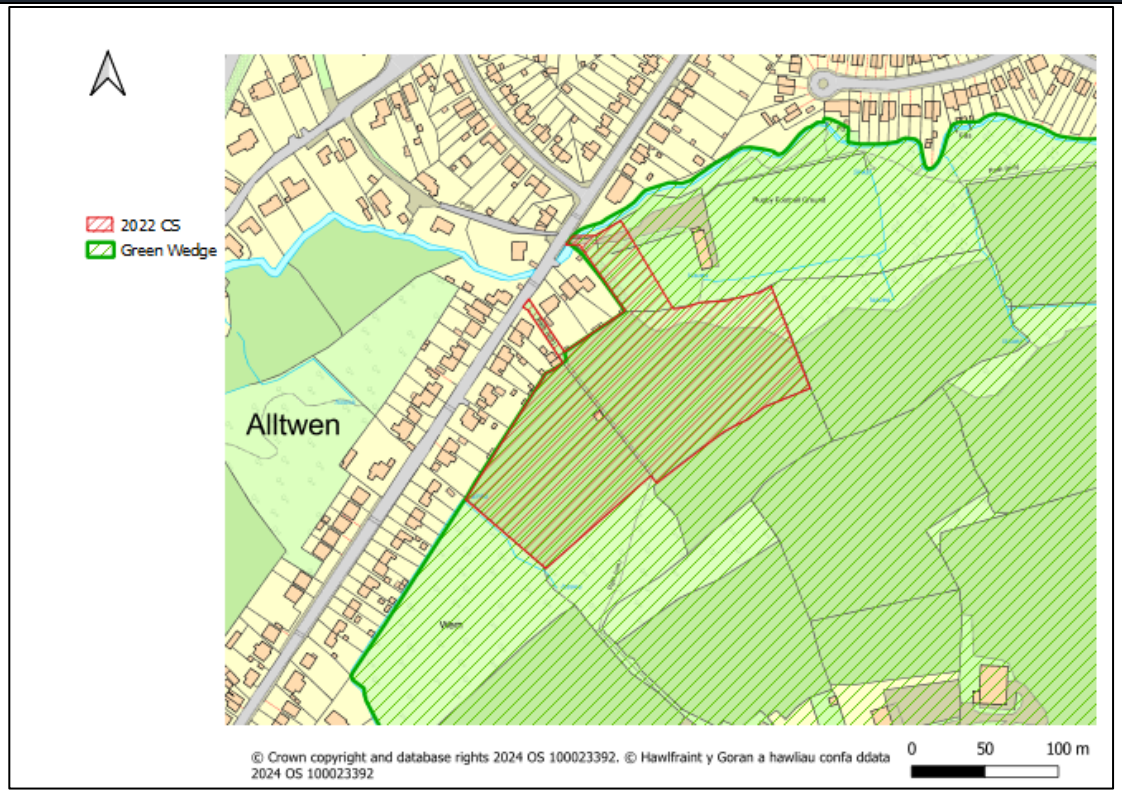
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0006	Yard Opposite Alltwen Quarry		No. Whilst the entirety of the site is located within the Green Wedge, the site has not been successfully filtered at Stage 1 of the Candidate Sites assessment

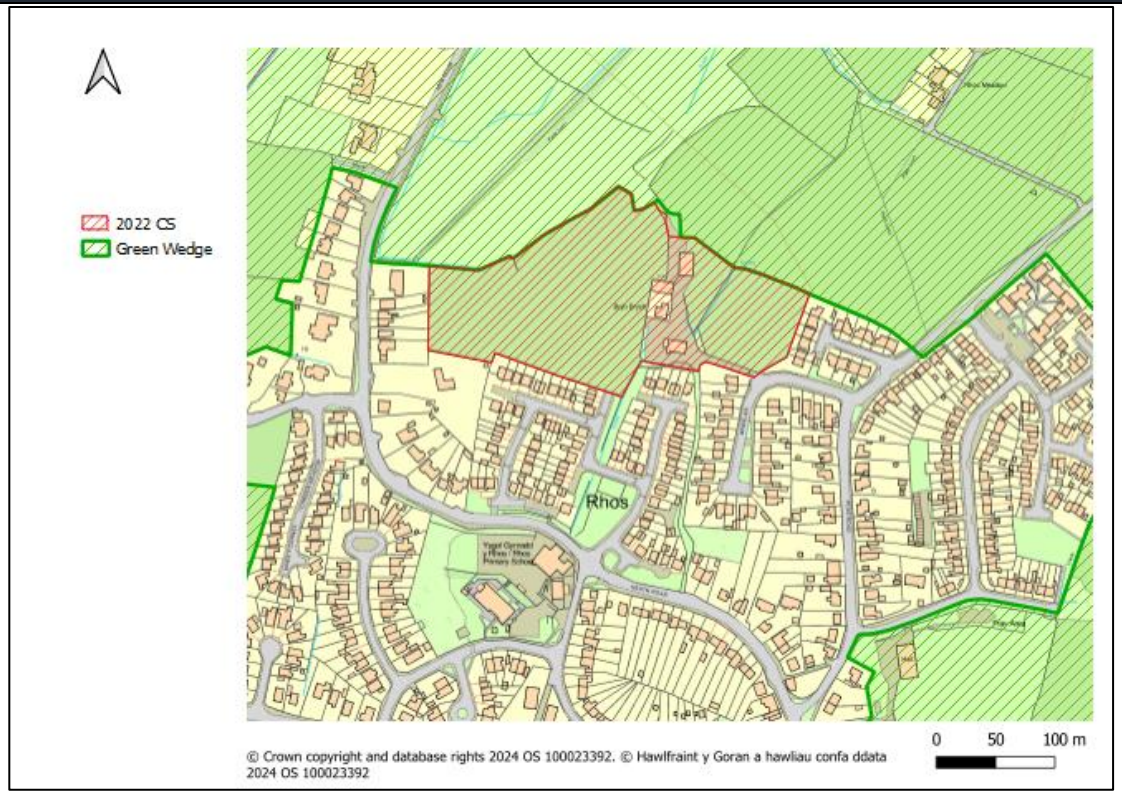
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0007	Alltwen Quarry		No. Whilst the entirety of the site is located within the Green Wedge, the site has not been successfully filtered at Stage 1 of the Candidate Sites assessment

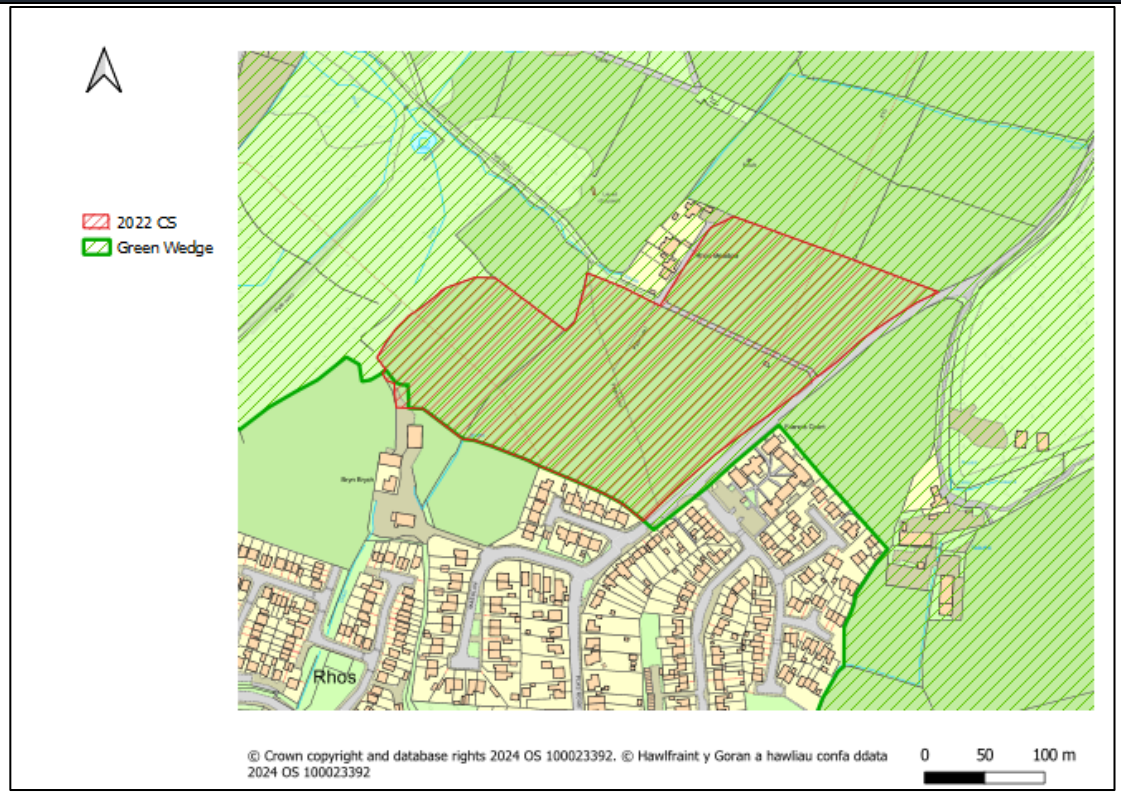
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0009	Land South East of Ynys y Mond Road, Alltwen 1a(45)		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0010	Land South East of Ynys y Mond Road, Alltwen 1b(45)		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

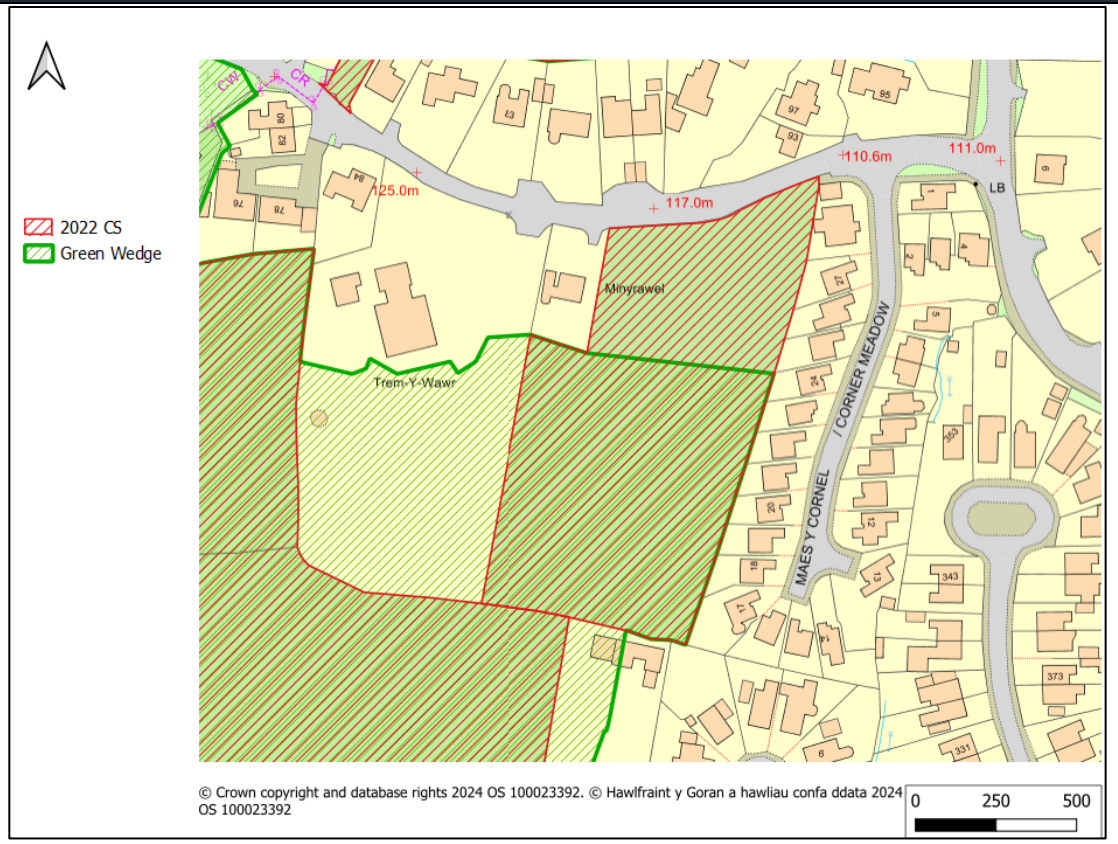
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0011	Land South East of Ynys y Mond Road, Alltwen 2a(25)		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

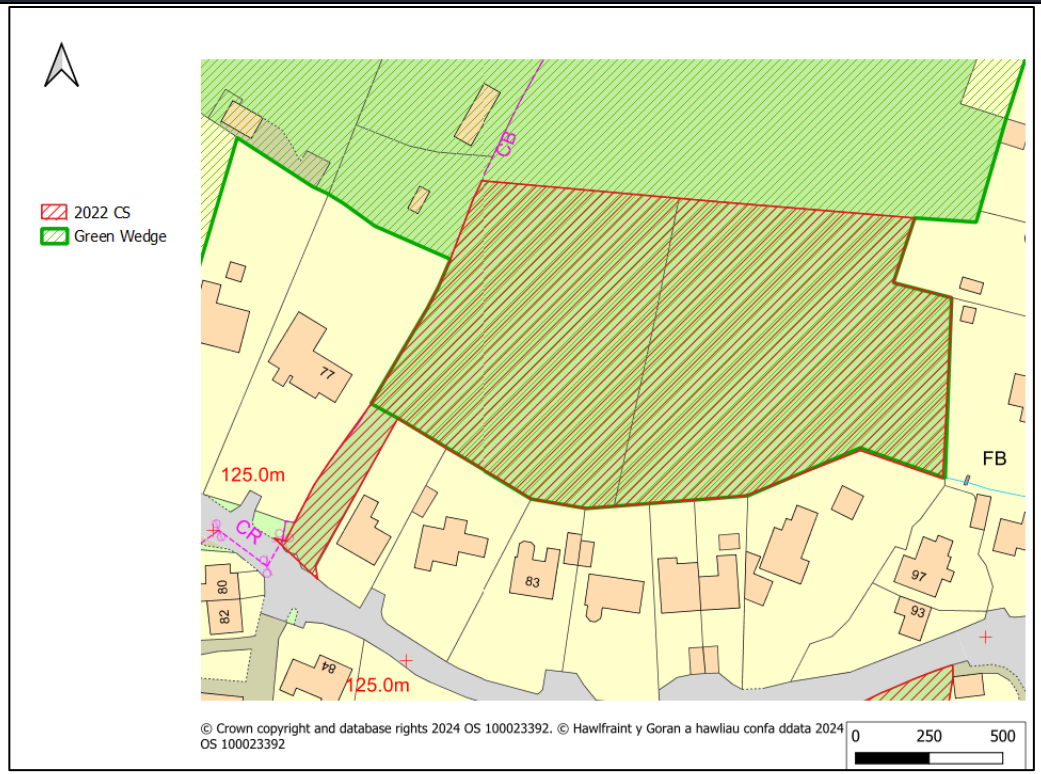
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0012	Land South East of Ynys y Mond Road, Alltwen 2b(25)		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

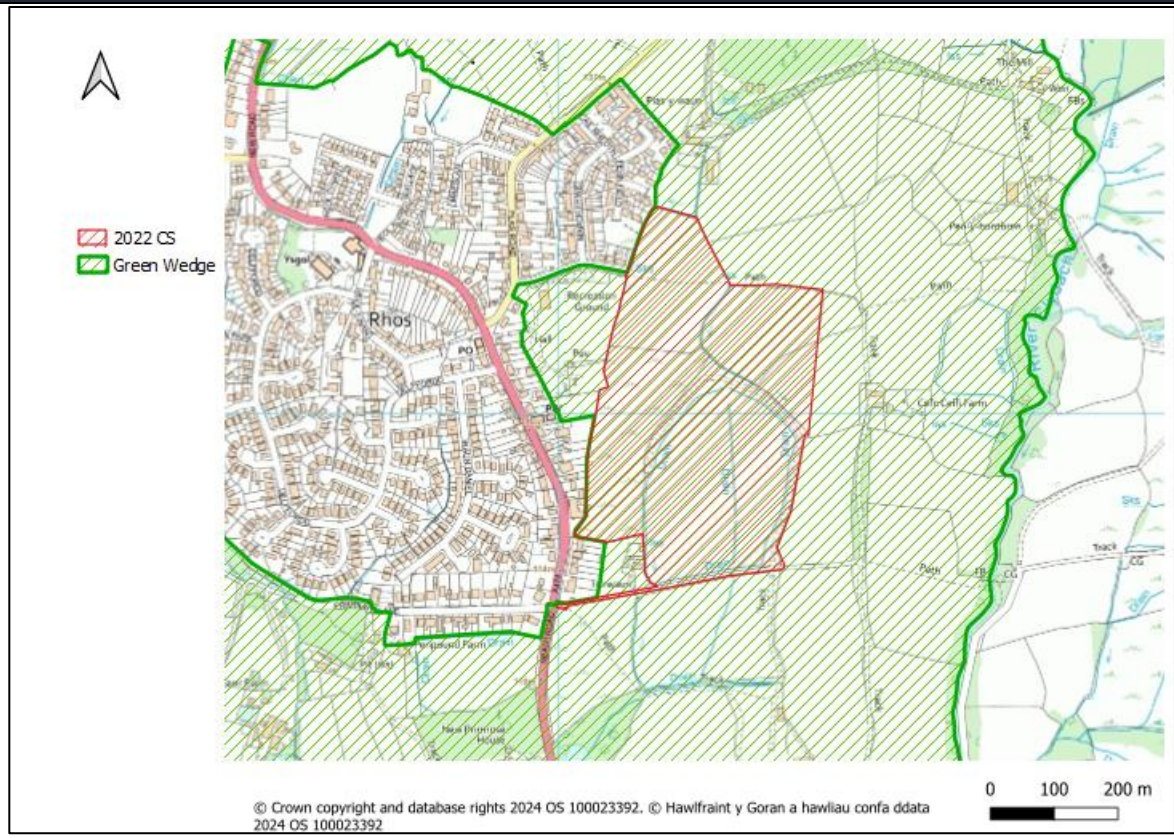
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0022	Land at Bryn Brych Farm, Rhos		No. The site itself is not within the Green Wedge. The boundaries overlap/ intersect with the Green Wedge.

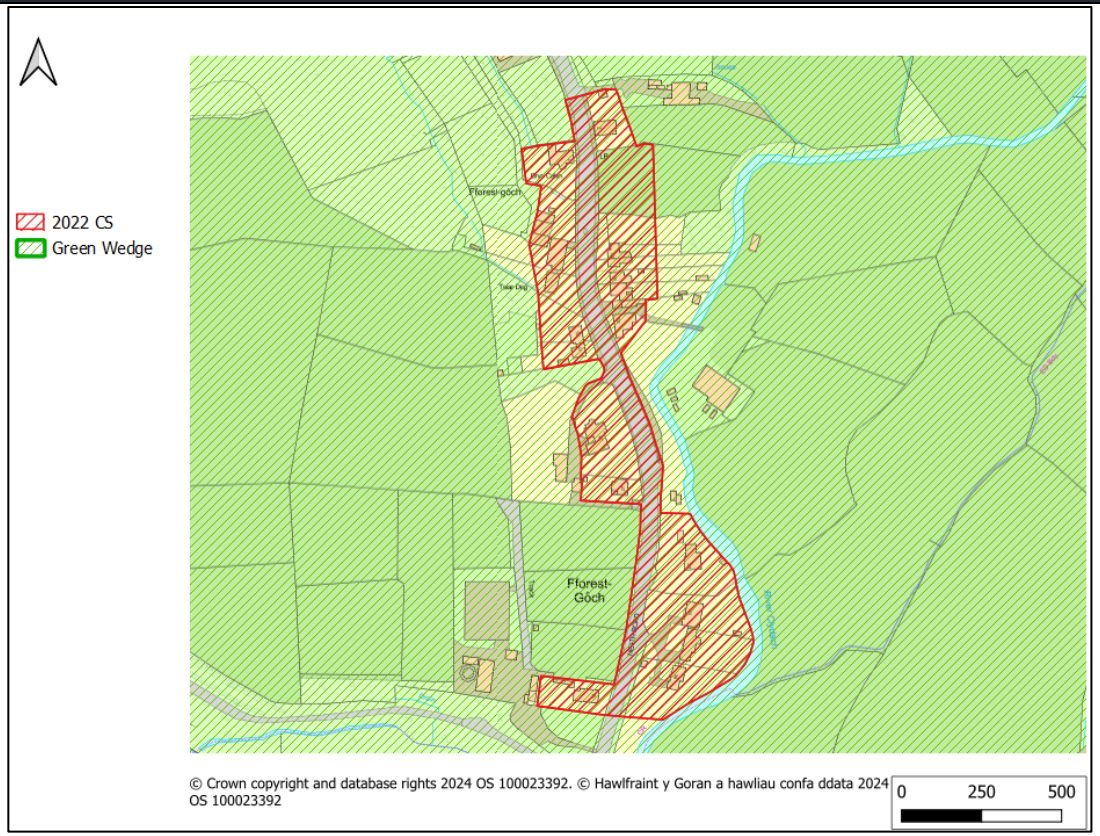
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0023	Land to the north east of Bryn Brych Farm, Rhos		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

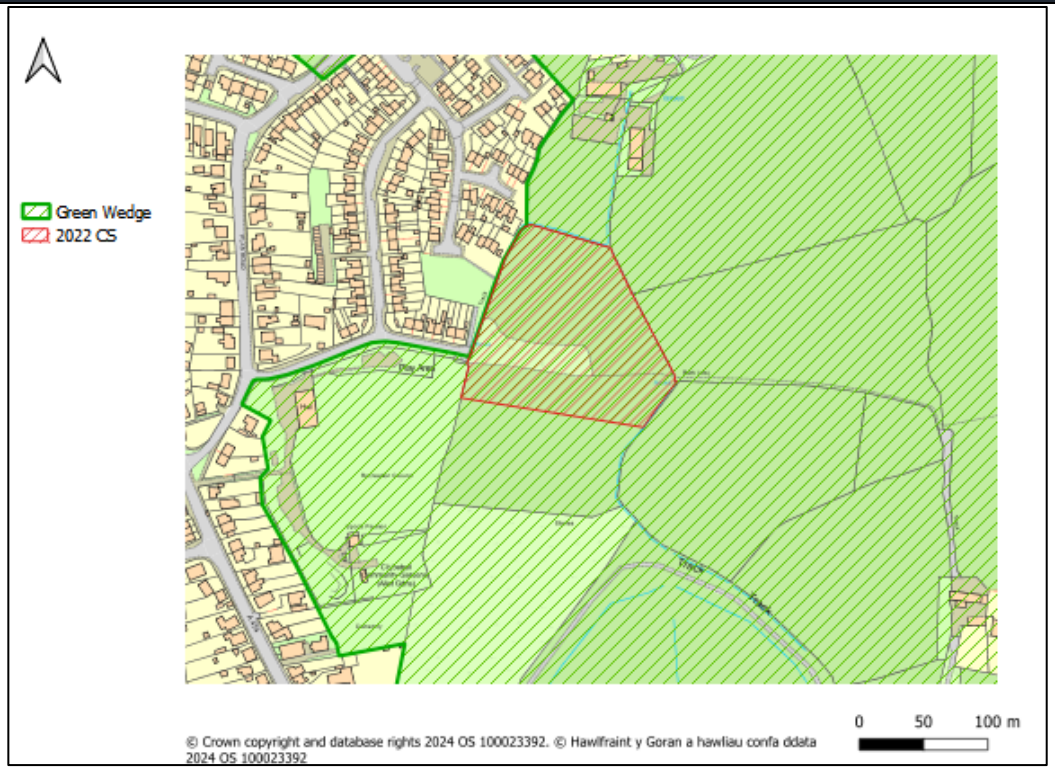
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0024	Land off Penyralltwen Park, Rhos		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

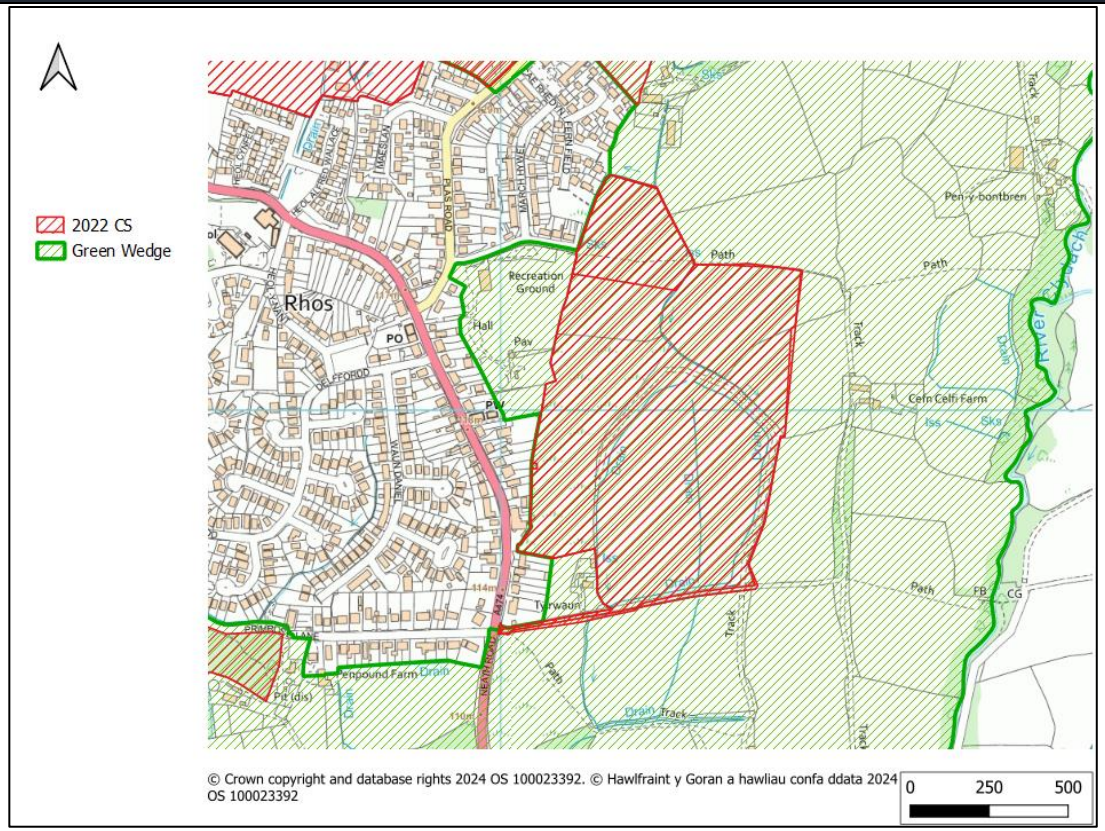
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0025	Land at Pen Yr Alltwen, Rhos		Yes. The majority of the site is located within the Green Wedge and the site was not filtered at Stage 1 of the Candidate Sites Assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0026	Land off Penyralltwen Road, Rhos		Yes. The majority of the site is within the Green Wedge and the site was successfully filtered as part of the Stage 1 Candidate Sites assessment.

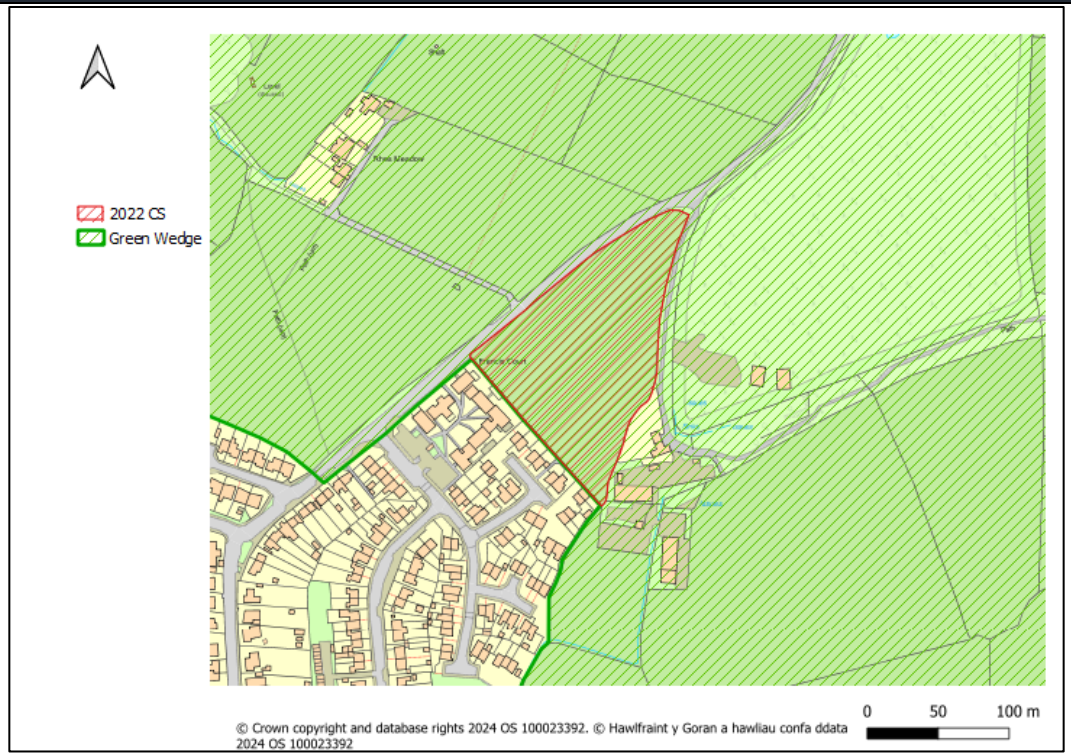
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0027	Land to the east of Rhos		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

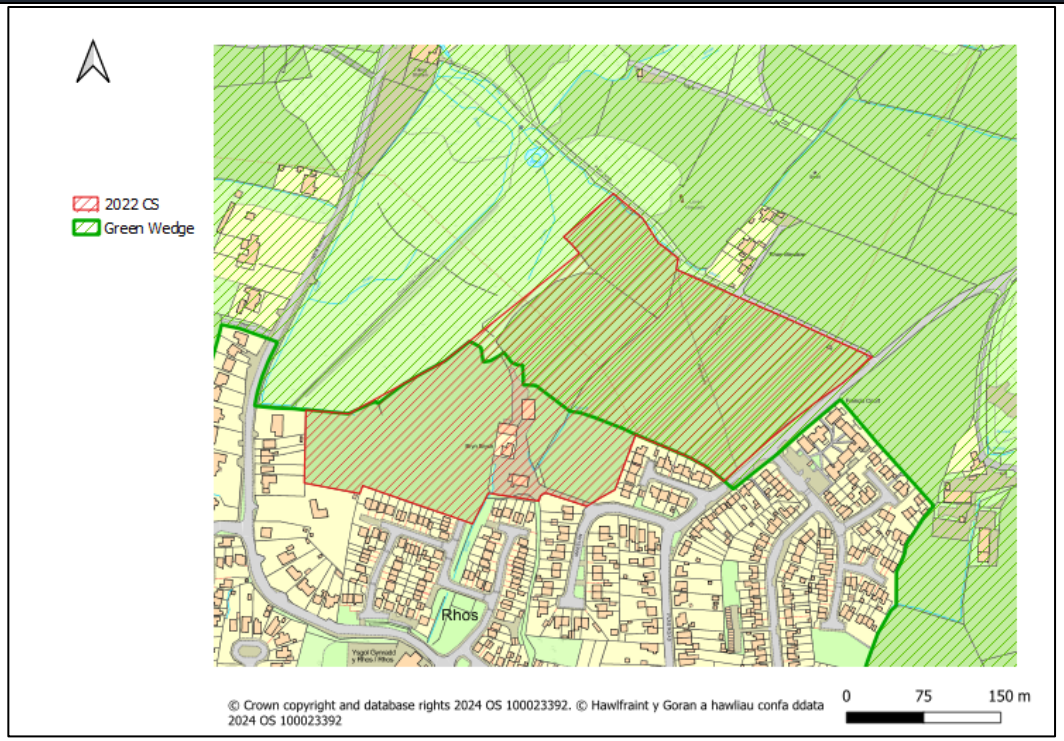
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0028	Land off Neath Road, Fforestgoch		No. Whilst the entirety of the site is located within the Green Wedge, the site has not been successfully filtered at Stage 1 of the Candidate Sites assessment

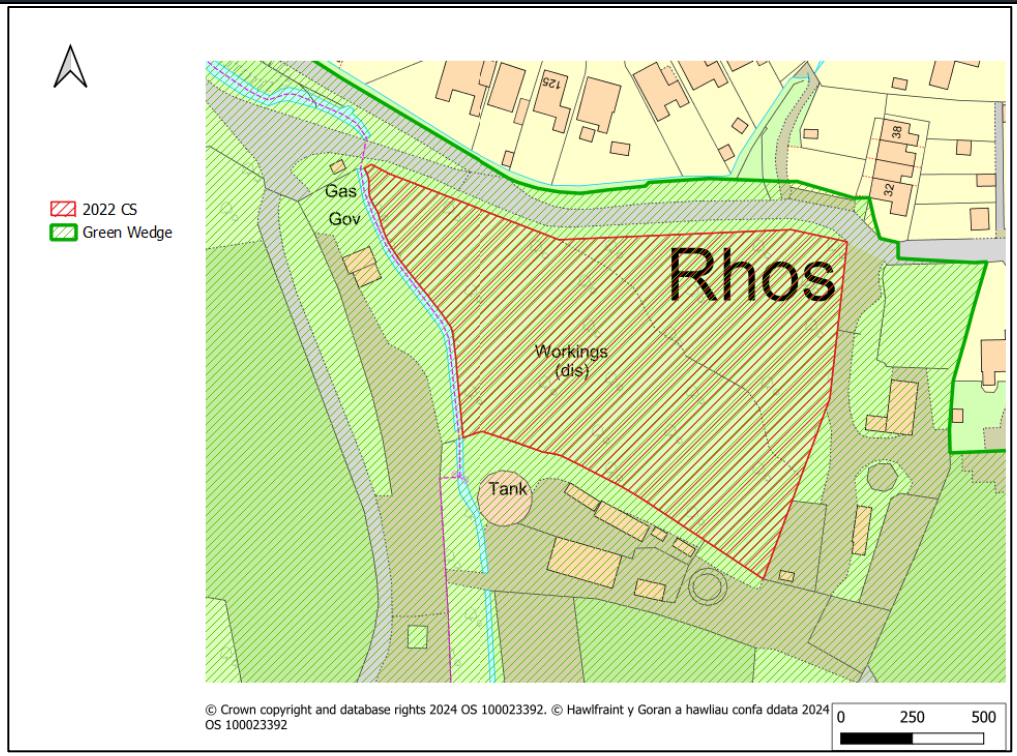
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0029	Land adjoining March Hywel and Cae Rhedyn, Rhos		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

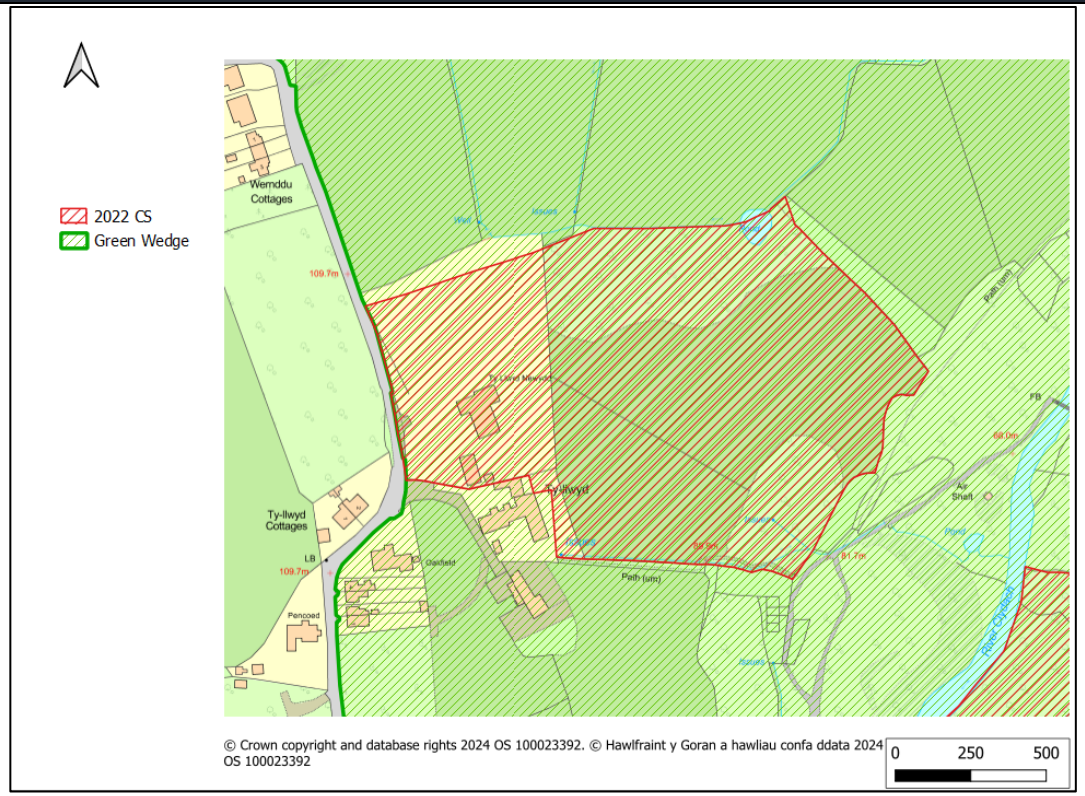
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0030	Land Adjoining 11-14 March Hywel And 32/42 Cae Rhedyn & Land Adjacent to March Hywel Rhos & Land Adjacent to The Smiths Arms And To The Rear Of 70-114 Neath Road Rhos Pontardawe (Including		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

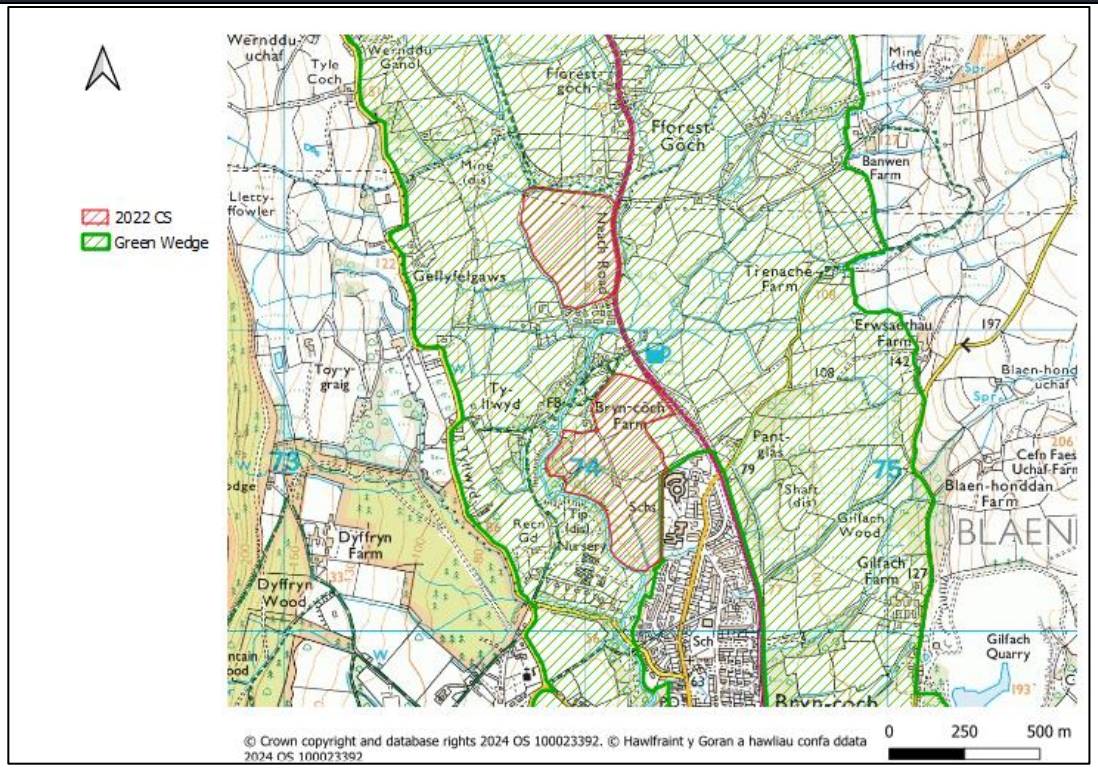
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
	Adjoining Third Party Owned Site)		

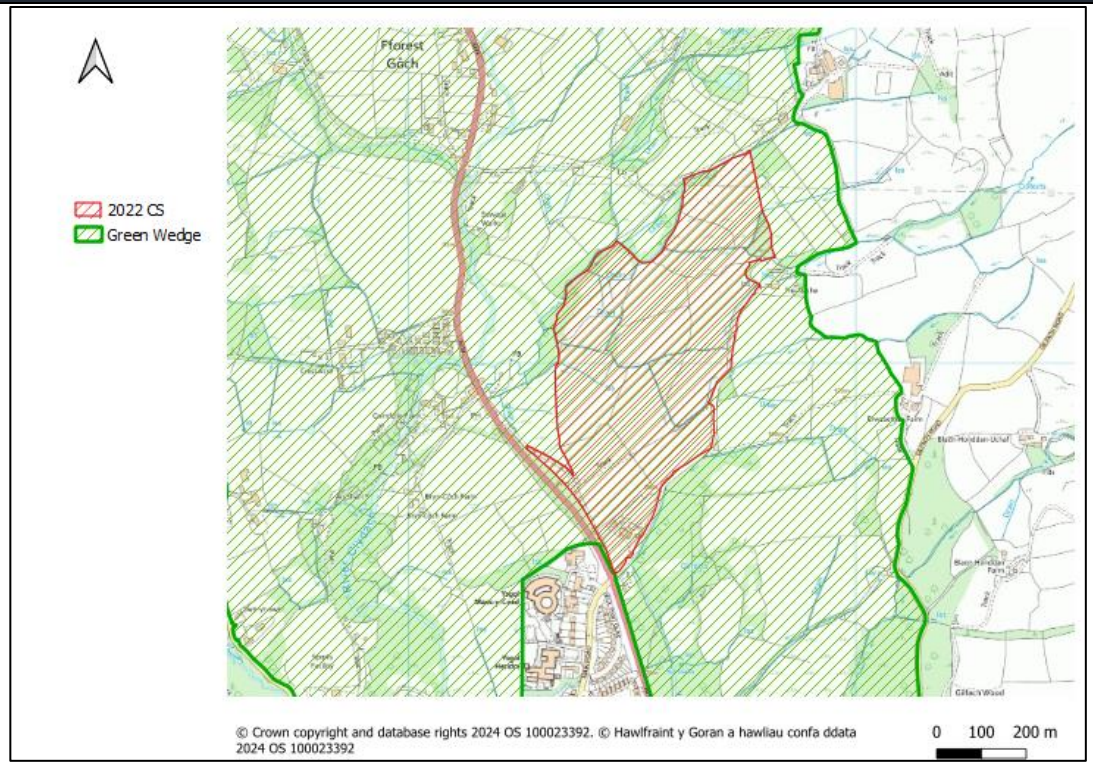
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0031	Land at Plas Road		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

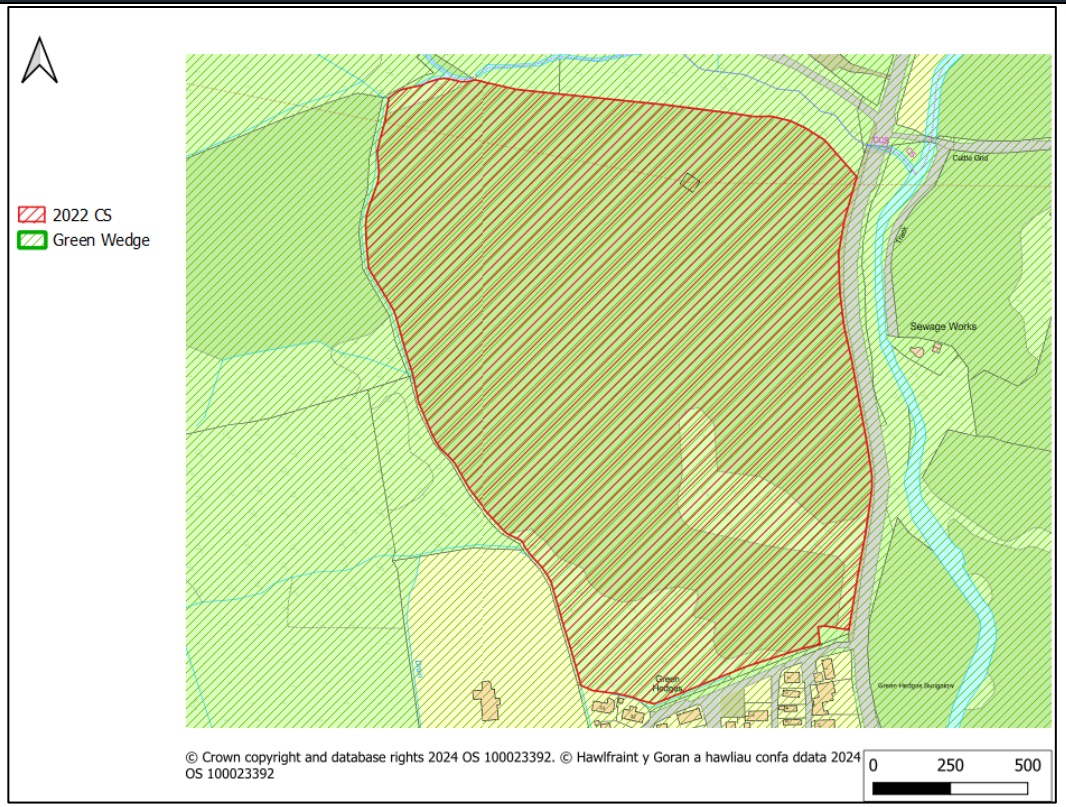
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0032	Land North of Neath Road, Rhos		Yes. Site successfully filtered as part of the Stage 1 Candidate Sites assessment.

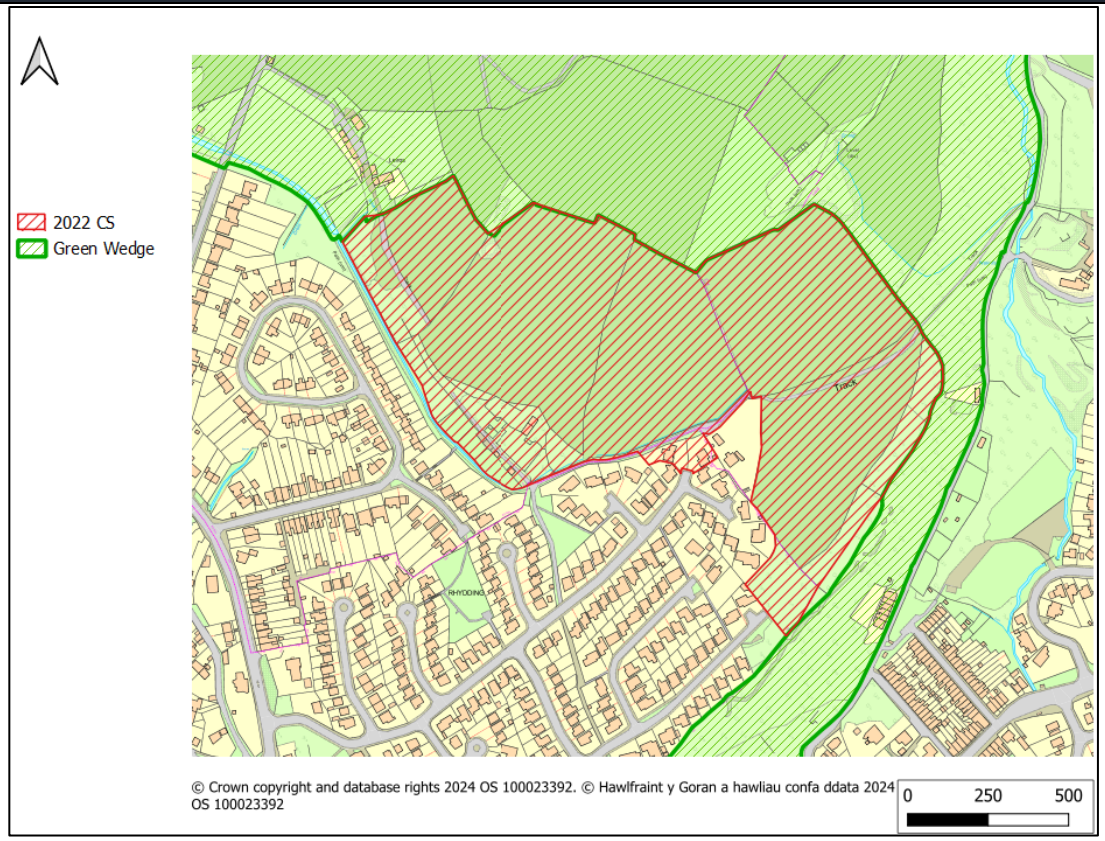
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/0033	Land at Primrose Lane, Rhos		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0009	Tyllwyd Newydd Field & Paddock		Yes. The entirety of the site is within the Green Wedge and the site has been successfully filtered as part of the Stage 1 Candidate Sites assessment.

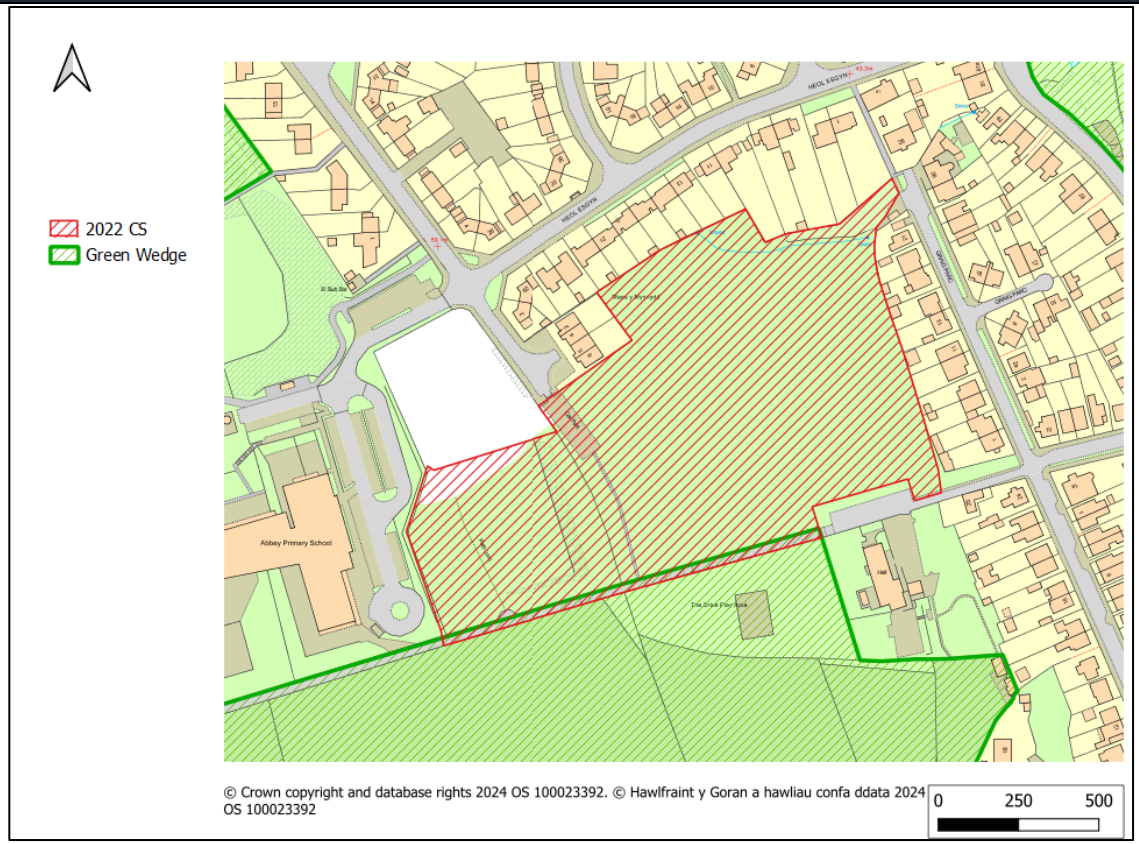
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0010	Land at Bryncoch Farm, Neath		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0011	Land at Pant Glas Farm		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0014	Land at Bryncoch Farm, Neath		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0015	Leiros Parc, Rhyddings,Neath		No. Whilst the site has successfully filtered through the Stage 1 Candidate Sites assessment, the Map shows that the site itself is not located within the Green Wedge and that only the site boundary overlaps with the Green Wedge. Should the site be considered to be

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
			suitable for development, the Candidate Site/ Green Wedge boundary will be reassessed and amended accordingly.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0028	Land at Dwr y Felin School and Longford Recreation Ground		No. Whilst the site has been successfully filtered through the Stage 1 Candidate Sites Assessment, the Map shows that the site only overlaps with the Green Wedge boundary. Should the site be considered suitable for development, the

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
			Green Wedge/ Candidate Site boundary will be looked at and revised accordingly. There is therefore no need for a detailed Green Wedge assessment for this site.

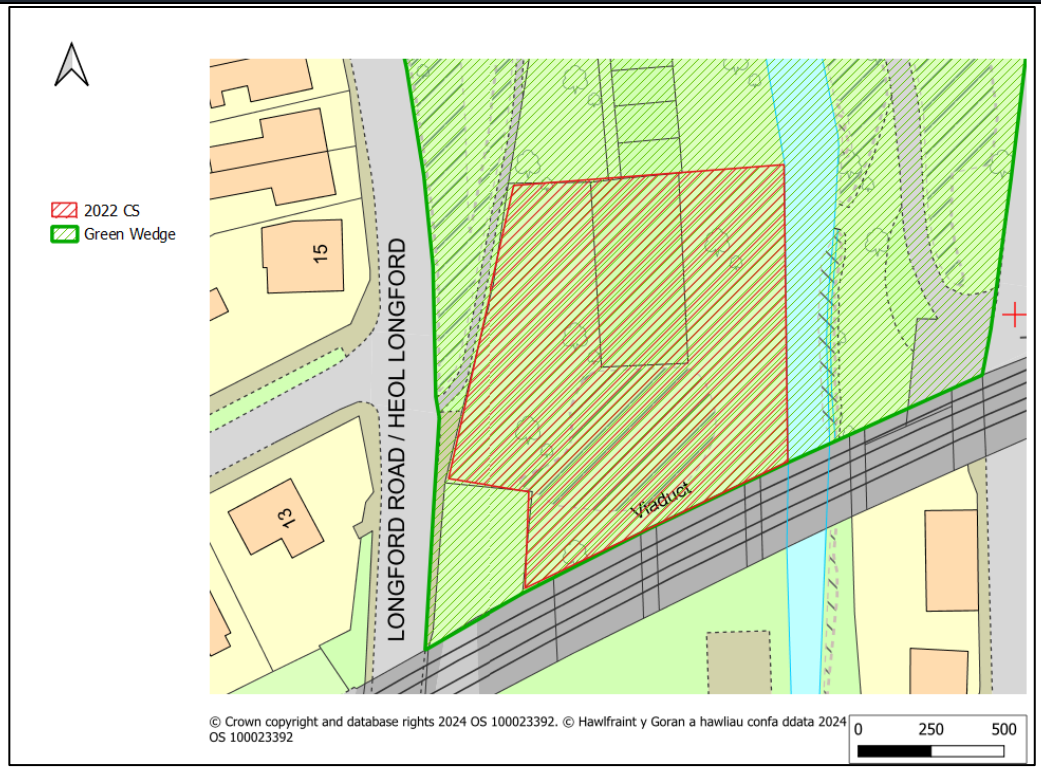
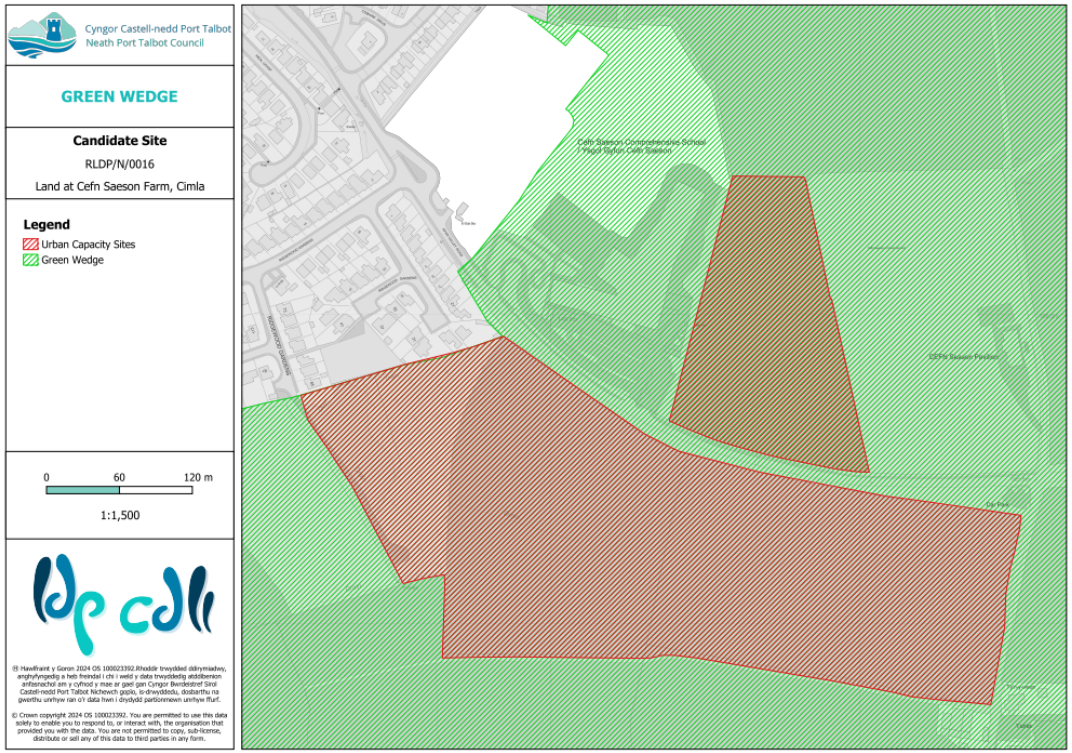
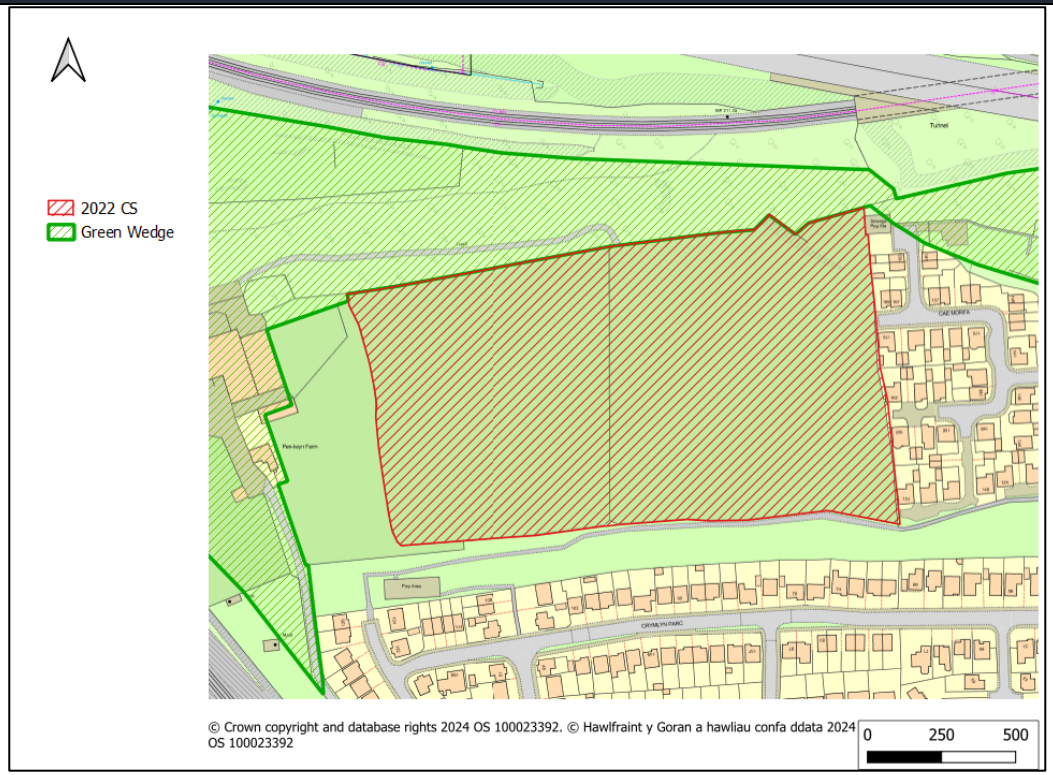
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0030	Neath Abbey Ironworks		No. Whilst the site is located entirely within the Green Wedge and has been successfully filtered as part of the Stage 1 Candidate Sites assessment, the site is being promoted for protection.

Table 22: Candidate Sites 2022: EN3/3: Neath/ Tonna/ Cimla/ Efail Fach

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0016	Land at Cefn Saeson Farm, Cimla (Parcels 1 & 2)		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

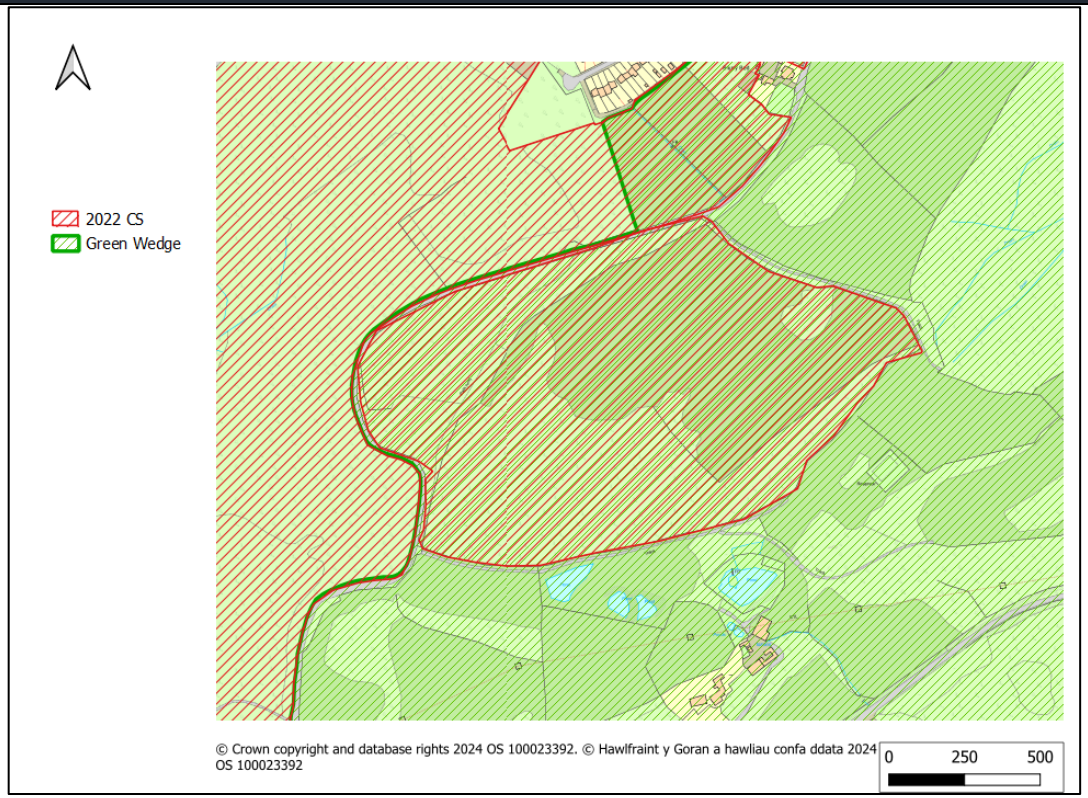
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0017	Land off Ridgewood Gardens, Cimla		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

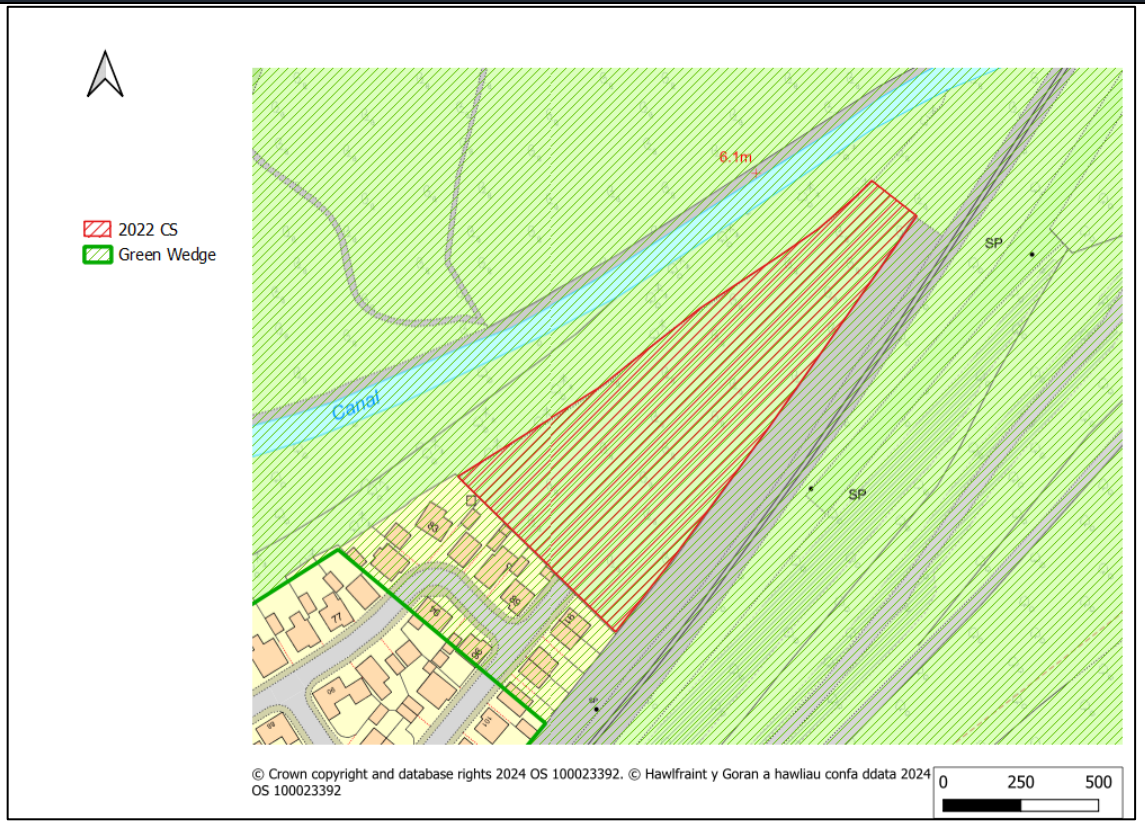
Table 23: Candidate Sites 2022: EN3/2: Skewen/ Birchgrove

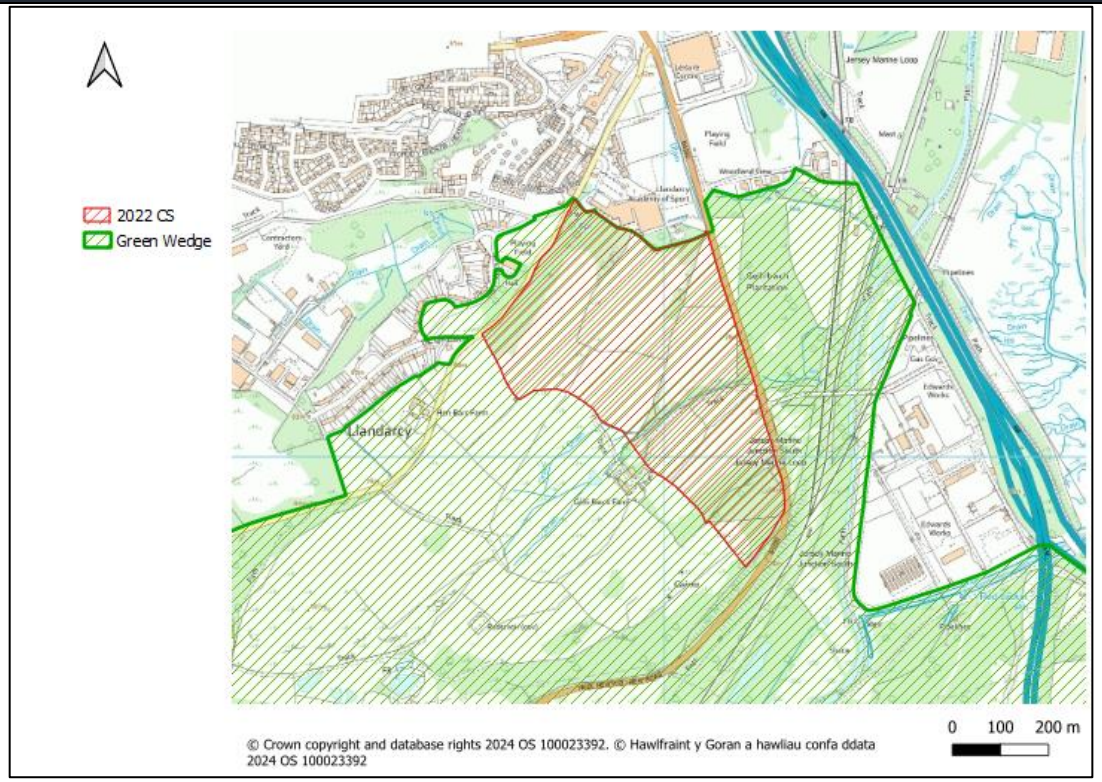
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0022	Crymlyn Parc, Skewen		No. Whilst the site has successfully filtered through the Stage 1 Candidate Sites assessment, the Map shows that the site itself is not located within the Green Wedge and that only the site boundary overlaps with the Green Wedge. Should the site be considered to be suitable for

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
			development, the Candidate Site/ Green Wedge boundary will be reassessed and amended accordingly.

Table 24: Candidate Sites 2022 EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0019	Sunfields, Land off School Road, Llandarcy		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0023	Land off Ocean View		Yes. The site is entirely within the Green Wedge and has passed through the Stage 1 Candidate Site filter.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0020	Land at Gelli Bwlch		Yes. The site is entirely within Green Wedge and not filtered at Stage 1 of the Candidate Sites Assessment.

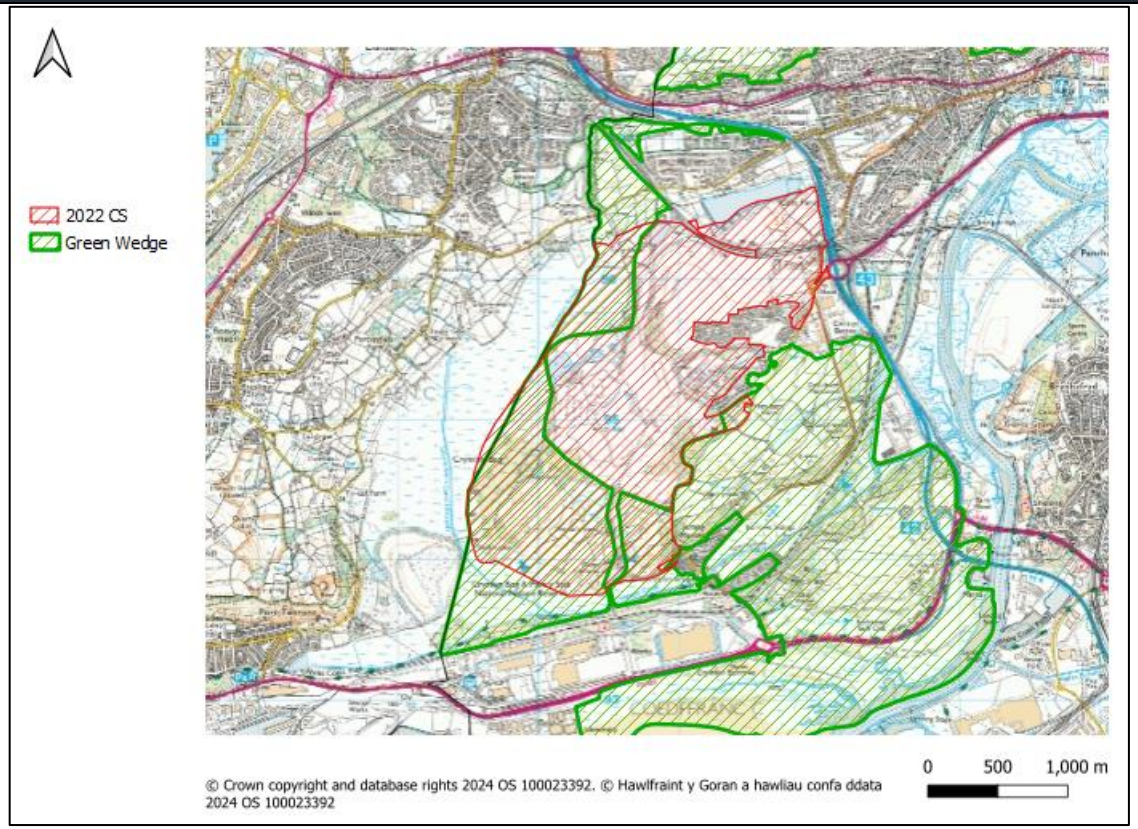
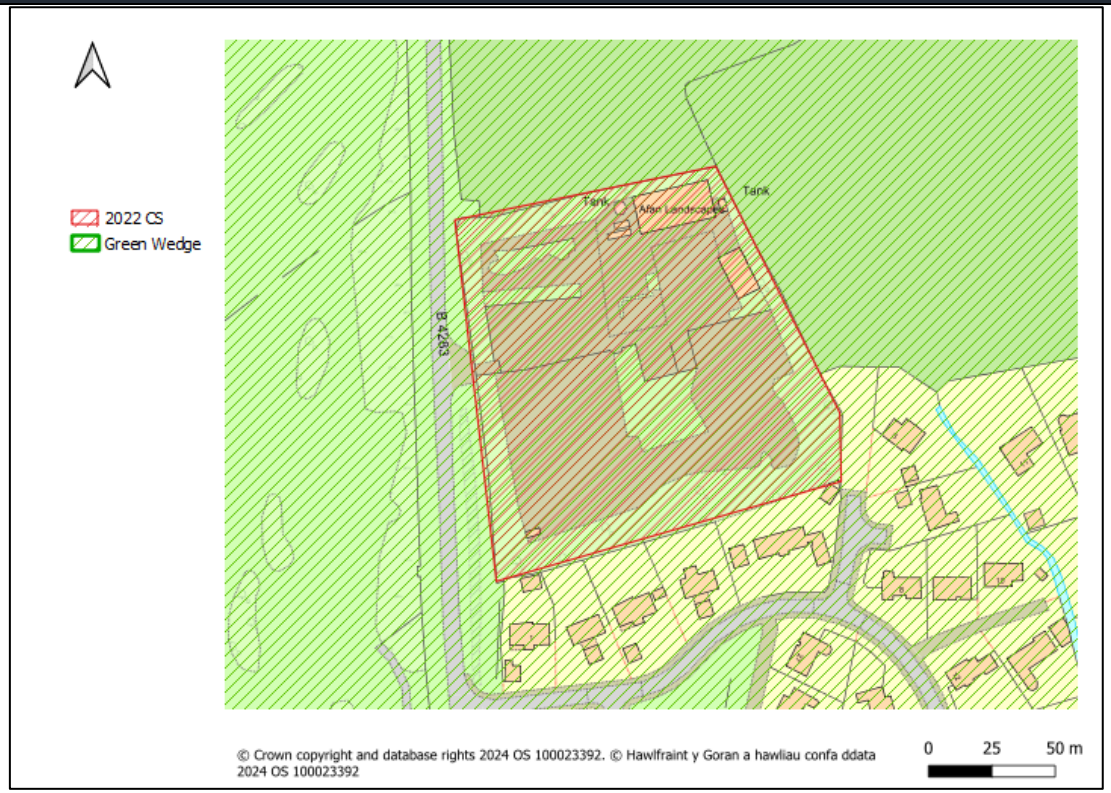
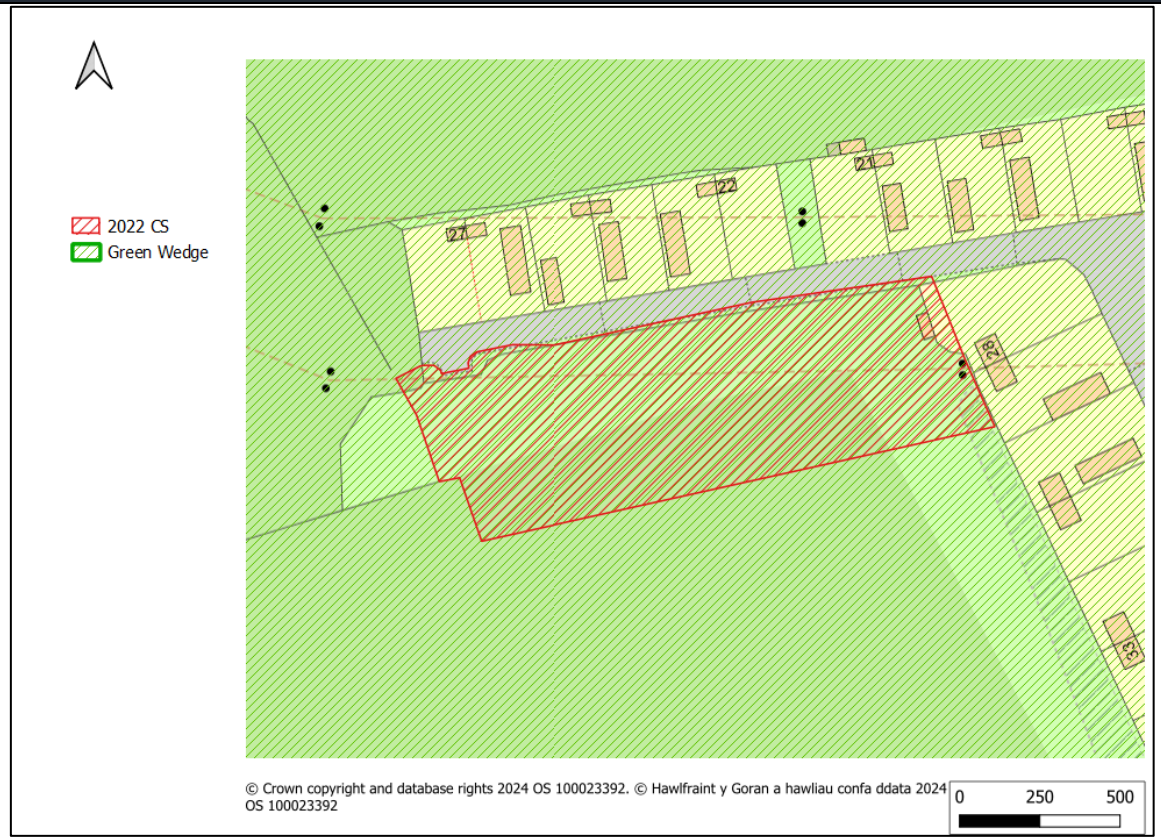
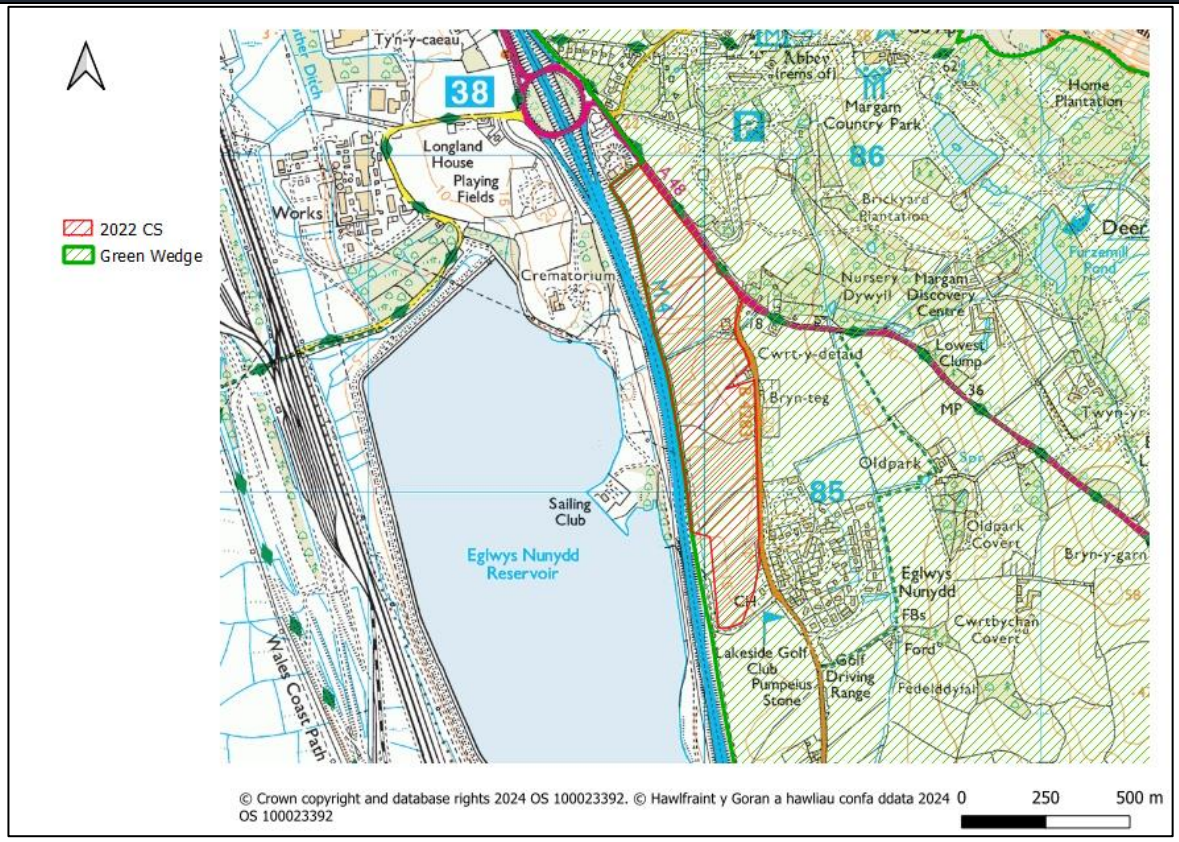
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/0021	Coed Darcy		Yes. Parts of the site are within the Green Wedge and the site has filtered through the Stage 1 Candidate Sites assessment.

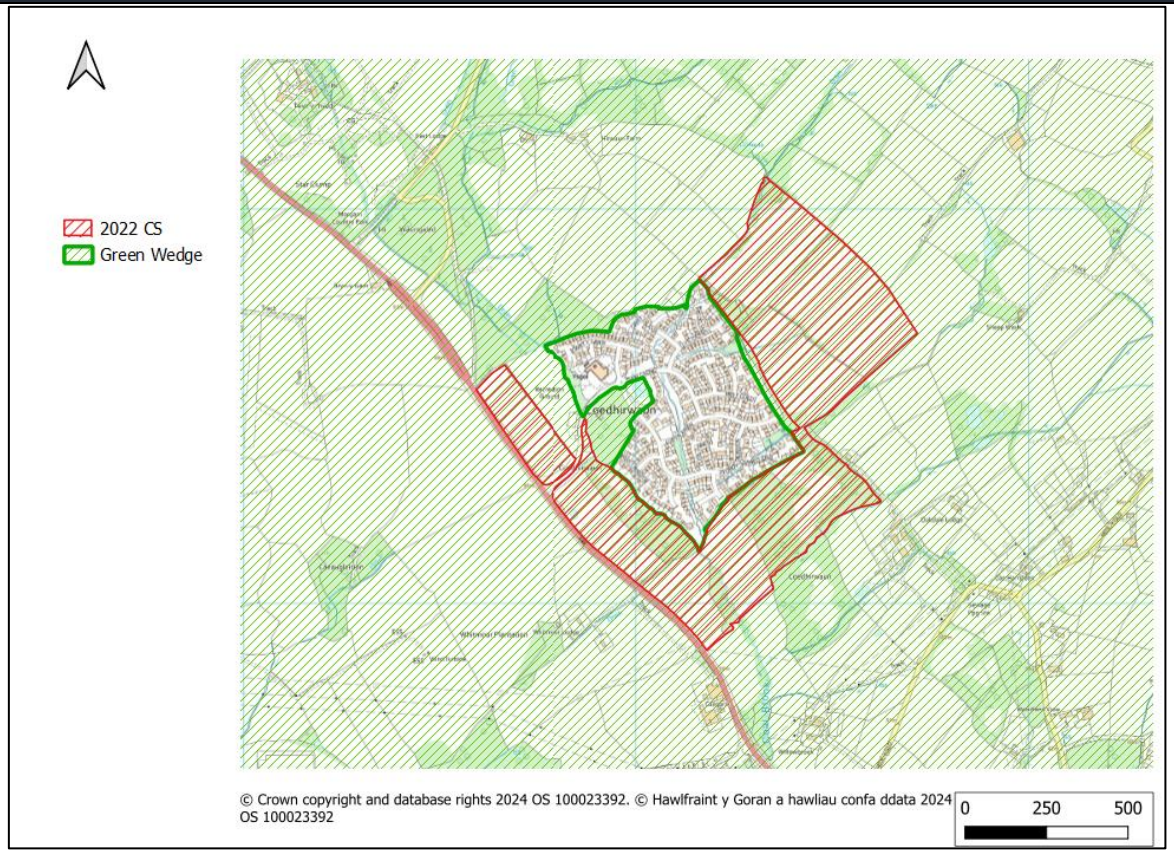
Table 25: Candidate Sites 2022: EN3/5: Margam

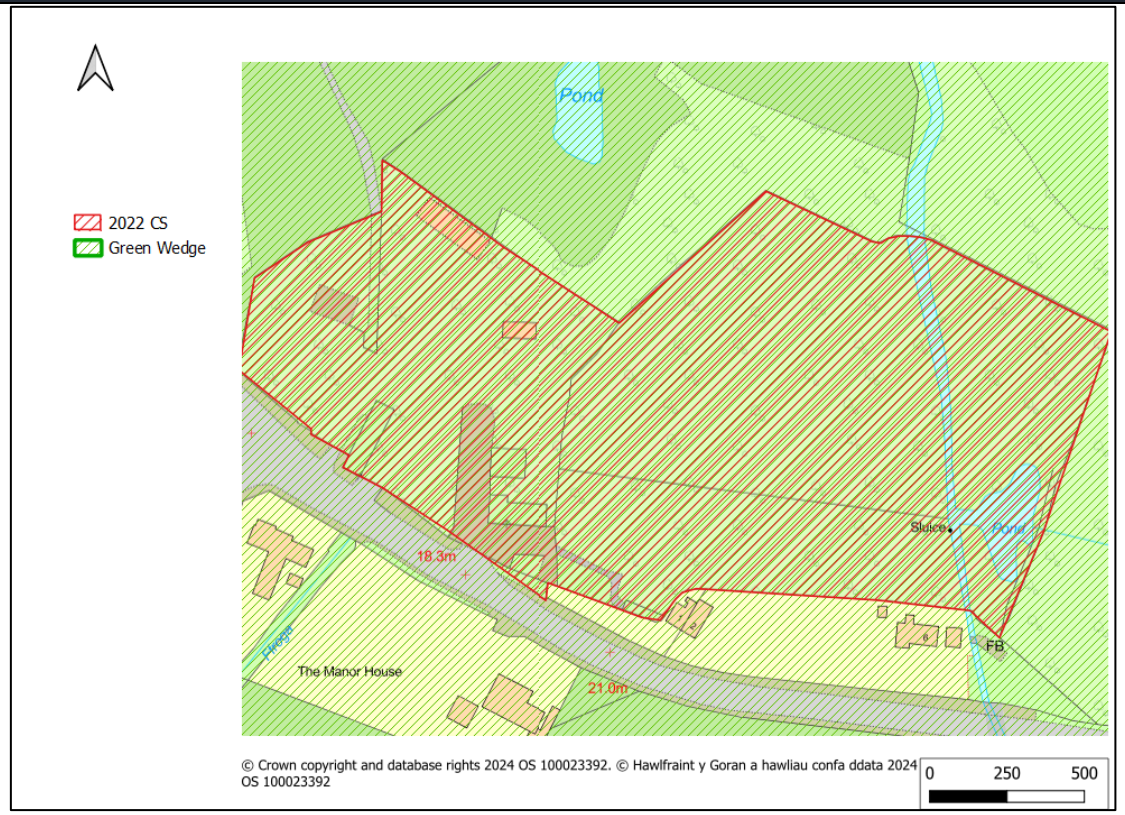
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/0030	Water Street, Margam		Yes. The entirety of the site is located within the Green Wedge and the site has passed through the Stage 1 Candidate Sites filter.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/0031	Land at Lakeside Driving Range, Margam		Yes. The entirety of the site is located within the Green Wedge and the site has passed through the Stage 1 Candidate Sites filter.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/0039	Caegarw Gypsy and Traveller Site		Yes. The entirety of the site is located within the Green Wedge and the site has passed through the Stage 1 Candidate Sites filter.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/0034	Land at Lakeside Golf Course and West of A48		Yes. The entirety of the site is located within the Green Wedge and the site has passed through the Stage 1 Candidate Sites filter.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/0042	Land at Coed Hirwaun, Margam		Yes. The site is located entirely within the Green Wedge and has passed through the Stage 1 Candidate Sites Filter.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/0033	Manor Yard (Former Sawmill) Cwrt-y-Defaid, Margam		No. Whilst the entirety of the site is located within the Green Wedge, the site has not been successfully filtered at Stage 1 of the Candidate Sites assessment

8.1.3. Of those sites that have been identified in the above Table for needing assessment, the Table below provides a summary of the assessment. The detailed assessments are provided in **Appendix 1.**

8.1.4. Please note that the Table below presents the conclusions of the Green Wedge Assessment, sites which are considered to be suitable for release from the Green Wedge for development will not necessarily be considered to be suitable for development. As part of the Candidate Sites assessment a detailed site assessment has been undertaken and the Green Wedge assessment detailed below comprises only one part of the full assessment. Sites may, for example, be considered to be suitable for Green Wedge release but not suitable for development due to highway constraints. A summary of the detailed Candidate Sites assessment is detailed in the Candidate Sites Register. Further work will be undertaken ahead of the Deposit Plan in order to assess sites suitability for development.

Table 26: Candidate Sites 2022: EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/P/0002	Land at The Graig, Alltwen Site A	Development of the Candidate Site would not lead to the coalescence of the settlements of Rhos and Alltwen. Whilst development of	Development of the Candidate Site parcel would not be a managed expansion of the urban area. Development of the Candidate	Development of the Candidate Site parcel would not assist in the safeguarding of the countryside from encroachment. Instead, it would	The Candidate Site parcel plays no role in conserving the historic character or setting	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration	It is considered that the Candidate Site should not be released for development. Whilst development of the site would

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		the site would introduce an isolated form of development and significantly reduce settlement separation between Alltwen and	Site would lead to an isolated form of development within the Green Wedge.	lead to an isolated form of development and countryside encroachment.	of the urban area.	by encouraging the recycling of derelict and other urban land.	not lead to the coalescence of the settlements of Alltwn and Rhos, it would not lead to a managed expansion of the urban area and instead

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		Rhos, on the ground the topography and trees would limit perception of coalescence.					would lead to an isolated form of development. Whilst the topography and dense tree belt in this area of the Green Wedge limits

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							the openness of the Green Wedge, development of this parcel would lead to an isolated form of development between the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							settlements of Alltwen and Rhos. Development of the parcel would therefore not be a managed expansion of the urban area

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							and would lead to encroachment into the countryside.
RLDP/P/0003	Land at The Graig, Alltwen Site B	Development of the Candidate Site would not lead to the coalescence of	Development of the Candidate Site parcel would not be a managed	Development of the Candidate Site parcel would not assist in the safeguarding of	The Candidate Site parcel plays no role in	All Candidate Site parcels have been identified as playing no	It is considered that the Candidate Site should not be

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		the settlements of Rhos and Alltwen. Whilst development of the site would introduce an isolated form of development and significantly reduce	expansion of the urban area. Development of the Candidate Site would lead to an isolated form of development within the Green Wedge.	the countryside from encroachment. Instead, it would lead to an isolated form of development and countryside encroachment.	conserving the historic character or setting of the urban area.	role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.	released for development. Whilst development of the site would not lead to the coalescence of the settlements of Alltwn and Rhos, it would

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		settlement separation between Alltwen and Rhos, on the ground the topography and trees would limit perception of coalescence.					not lead to a managed expansion of the urban area and instead would lead to an isolated form of development.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Whilst the topography and dense tree belt in this area of the Green Wedge limits the openness of the Green Wedge, development of

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							this parcel would lead to an isolated form of development between the settlements of Alltwen and Rhos. Development of

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							the parcel would therefore not be a managed expansion of the urban area and would lead to encroachment

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							into the countryside.
RLDP/P/0005	Land rear of Heol y Parc, Alltwen	Development of the Candidate Site would not lead to the coalescence of Rhos and Alltwen. The site is encased	Development of the Candidate Site would lead to a managed expansion of the urban area. Development of the Candidate	Development of the Candidate Site parcel will lead to the rounding off of the existing settlement pattern and the	The Candidate Site parcel plays no role in protecting the historic or	All Candidate Sites have been identified as playing no significance in relation to this	The site is considered to be suitable for release from the Green Wedge. The Candidate Site is well

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		by residential development and would round off the existing settlement limit. The physical gap between the settlements	Site would lead to the rounding off of the existing settlement pattern.	creation of a strong defensible boundary to the Green Wedge.	landscape setting of the built area.	characteristic.	contained within the urban area, adjoining residenital accommodation on three sides. Development of the parcel

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		would therefore be unchanged.					would lead to the rounding off of the settlement edge and would not reduce settlement separation between Rhos

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							and Alltwen. There is a strong boundary between the parcel and the wider countryside which would prevent urban

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							sprawl and countryside encroachment.
RLDP/P/0009	Land South East of Ynys y Mond Road, Alltwen Site 1a	Development of the Candidate Site would not lead to the coalescence of Alltwen and Rhos.	Development of the Candidate Site parcel would lead to a managed form of urban expansion. The	Development of the Candidate Site in this location would lead to the creation of a strong defensible	The Candidate Site parcel plays no role in protecting the historic	All Candidate Sites have been identified as playing no significance in relation to	The site is considered to be suitable for release from the Green Wedge.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			Candidate Site would infill the gap between the existing settlement, rugby club and hill.	boundary, helping to safeguard the countryside beyond the Candidate Site parcel.	or landscape setting of the built area.	this characteristic.	The site is located within a gap between the existing residential development along Ynysymond Road, the rugby club and

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							the hill. The topography of the hill provides a sense of containment and provides a strong defensible boundary which would

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							enable a manageable form of urban expansion and would assist in safeguarding the countryside beyond the boundary of the site.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/P/0010	Land South East of Ynys y Mond Road, Alltwen Site 1b	Development of the Candidate Site would not lead to the coalescence of Alltwen and Rhos.	Development of the Candidate Site parcel would lead to a managed form of urban expansion. The Candidate Site would infill the gap between the	Development of the Candidate Site in this location would lead to the creation of a strong defensible boundary, helping to safeguard the	The Candidate Site parcel plays no role in protecting the historic or landscape setting of	All Candidate Sites have been identified as playing no significance in relation to this characteristic.	The site is considered to be suitable for release from the Green Wedge. The site is located within a gap between the existing

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			existing settlement, rugby club and hill.	countryside beyond the Candidate Site parcel. The boundary with the rugby club would need to be amended.	the built area.		residential development along Ynysymond Road, the rugby club and the hill. The topography of the hill provides a sense of

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							containment and provides a strong defensible boundary which would enable a manageable form of urban expansion and would assist in

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							safeguarding the countryside beyond the boundary of the site.
RLDP/P/0011	Land South East of Ynys y Mond Road,	Development of the Candidate Site would not lead to the coalescence of	Development of the Candidate Site parcel would lead to a managed form of	T Development of the Candidate Site in this location would lead to the	The Candidate Site parcel plays no role in	All Candidate Sites have been identified as playing no	The site is considered to be suitable for release from

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
	Alltwen Site 2a	Alltwen and Rhos.	urban expansion. The Candidate Site would infill the gap between the existing settlement, rugby club and hill.	creation of a strong defensible boundary, helping to safeguard the countryside beyond the Candidate Site parcel.	protecting the historic or landscape setting of the built area.	significance in relation to this characteristic.	the Green Wedge. The site is located within a gap between the existing residential development along Ynysymond

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Road, the rugby club and the hill. The topography of the hill provides a sense of containment and provides a strong defensible

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							boundary which would enable a manageable form of urban expansion and would assist in safeguarding the countryside beyond the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							boundary of the site.
RLDP/P/0012	Land South East of Ynys y Mond Road, Alltwen Site 2b	Development of the Candidate Site would not lead to the coalescence of Alltwen and Rhos.	Development of the Candidate Site parcel would lead to a managed form of urban expansion. The Candidate Site	Development of the Candidate Site in this location would lead to the creation of a strong defensible boundary,	The Candidate Site parcel plays no role in protecting the historic or	All Candidate Sites have been identified as playing no significance in relation to this	The site is considered to be suitable for release from the Green Wedge. The site is located within a

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			would infill the gap between the existing settlement, rugby club and hill.	helping to safeguard the countryside beyond the Candidate Site parcel. The boundary with the rugby club would need to be amended.	landscape setting of the built area.	characteristic.	gap between the existing residential development along Ynysymond Road, the rugby club and the hill. The topography of

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							the hill provides a sense of containment and provides a strong defensible boundary which would enable a manageable form of urban

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							expansion and would assist in safeguarding the countryside beyond the boundary of the site.
RLDP/P/0023	Land to north east of	Development of the Candidate Site parcel	The Candidate Site parcel is not considered to be	The existing settlement limit has been drawn	The Candidate Site parcel	All Candidate Sites have been	It is not considered that the Candidate

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
	Bryn Brych Farm, Rhos	would not lead to the physical coalescence of settlements but would according to the Green Wedge Methodology le d to a critical settlement gap.	a managed form of urban release. Whilst the Candidate Site does include some land behind the ridge line, the site is only partially contained and is	in line with the ridgeline to provide a good strong boundary. Development beyond this ridgeline or around Plas Lane where it would be visible	plays no role in protecting the historic or landscape setting of the built area.	identified as playing no significance in relation to this characteristic .	Site should be released forom the Green Wedge. Whilst the Candidate Site includes some land behind the ridgeline, the Candidate Site

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		On the ground however development around Plas Lane and beyond the ridgeline would be highly visible and lead to the perception of a	highly visible. Development of the parcel would therefore be highly visible and lead to a perception of urban sprawl.	would lead to the removal of this existing strong boundary and countryside encroachment.			parcel is highly visible due to the topography of the Green Wedge and plays a key role in maintaining the openness of the area between the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		reduction in the settlement gap.					settlements of Gellinudd and Rhos. Development of the site would lead to a perception of settlement coalescence

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							and urban sprawl.
RLDP/P/0024	Land off Penyrallwen Park, Rhos	Whilst development of the Candidate Site would not lead to the coalescence of the settlements of Alltwen and	Development of the Candidate Site would not lead to a managed expansion of the urban area as the Candidate	The Candidate Site parcel plays a key role in assisting the safeguarding of the countryside from encroachment.	The Candidate Site parcel plays no role in conserving the historic character	All Candidate Sites have been identified as playing no significance in relation to assisting in	It is not considered that the site should be released from the Green Wedge. Development of the Candidate

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		Rhos, development of this Candidate Site parcel would result in a significant reduction in the separation between the two settlements.	Site parcel is not well contained physically or topographically. Development would therefore be perceived as countryside encroachment/ urban sprawl.	Development of the site would result in the loss of an existing defined boundary, enabling greater encroachment into the countryside.	or setting of the urban area.	urban regeneration by encouraging the recycling of derelict and other urban land.	Site would lead to development which is poorly related to the existing urban area. It would lead to the loss of an existing well defined robust

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		The existing settlement boundary provides a good defensive barrier (due to being a greater height than the adjoining residential					boundary between the Candidate Site parcel and the wider urban area and therefore greater countryside encroachment

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		properties), this would be lost with the development of the Candidate Site parcel.					and urban sprawl.
RLDP/P/0025	Land at Pen yr Alltwen, Rhos	With regards to Principle 1, it is therefore considered that	It is considered that development of the Candidate	Development of the Candidate Site parcel would not lead to	The Candidate Site parcel plays no	All Candidate Sites have been identified as	The site is considered to be suitable for release from

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		development of the Candidate Site would not impact upon the coalescence of Alltwen and Rhos. Whilst development would introduce additional	Site would be a managed expansion of the urban area. The existing Green Wedge boundary in this location provides a strong boundary and	greater encroachment into the countryside as the southern boundary of the Candidate Site is strong, formed of dense well-established	role in conserving the historic character or setting of the urban area.	playing no significance in relation to assisting in urban regeneration by encouraging the recycling of derelict	the Green Wedge. Development of the Candidate Site would not lead to further encroachment into the countryside and would not

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		dwellings between Alltwen and Rhos, there is existing development within closer proximity. Development of the site would	development of this site would ensure a robust southern boundary and on the ground round off the settlement limit. The parcel is well contained	trees. Development of the parcel would not lead to greater inter-visibility between the parcel and the wider Green Wedge.		and other urban land.	impact upon settlement separation. The site is relatively well contained and is considered on the ground to be a logical settlement

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		therefore not impact upon the settlement separation and perception of coalescence.	and would not lead to isolated development.				boundary amendment. Development of the Candidate Site parcel would not lead to wider encroachment into the Green Wedge as the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							southern boundary is comprised of a strong dense well-established tree belt with limited intervisibility between the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							parcel and the wider countryside.
RLDP/P/0026	Land at Penyralltwen Road, Rhos	Development of the Candidate Site parcel would not lead to the merging of two or more settlements.	The Candidate Site parcel is well connected to the urban area, with residential properties on	The Candidate Site parcel is currently undeveloped but surrounded on three sides by residential	The Candidate Site parcel plays no role in conserving the historic	All Candidate Sites have been identified as playing no significance in relation to	It is considered that the Candidate Site parcel should be released from the Green Wedge.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		The Candidate Site is bounded on three sides by residential accommodation. Development of the Candidate Site parcel would not lead to	three sides. Development of the site would not lead to the loss of a defensive boundary and would 'round off' the settlement in this location.	accommodation. Development of the Candidate Site parcel would lead to the creation of a defensible northern boundary to assist in the	character or setting of the urban area.	assisting in urban regeneration by encouraging the recycling of derelict and other urban land.	The Candidate Site is well contained and connected to the settlement limit with residential accommodation on three sides.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		increased development between the settlements of Alltwen and Rhos and Rhos and Gellinudd.	Development of this Candidate Site parcel would constitute a managed form of Green Wedge release.	safeguarding of the countryside from encroachment. This would improve the boundaries to the parcel from residential accommodation.			Development of the site would lead to the creation of a defensible boundary which would assist in preventing encroachment into the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							countryside. Development of the site would not lead to the merging of two or more settlements.
RLDP/P/0027	Land to the East of Rhos	Development of the Candidate Site would not	Development of the Candidate Site would result	Development of the site would result in the loss	The Candidate Site parcel	All Candidate Sites have been	The site is considered to be suitable for

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		lead to the coalescence of the settlements of Rhos and Crynant. The settlements would be left with a separation of over 4.8km.	in a managed urban extension. The Candidate Site parcel plays a more limited role in terms of preventing uncontrolled expansion between Rhos	an existing relatively strong boundary between the parcel and the urban area. Given the scale of the separation between Crynant and Rhos,	does not play a key role in providing the landscape setting for the adjacent	identified as playing no significance in relation to assisting in urban regeneration by encouraging the recycling	release from the Green Wedge. Given the settlement separation between Rhos and Crynant, development of this Candidate

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			and Crynant due to the scale of the Green Wedge in this location. On the ground the site is well connected with the urban area.	development would not be perceived as encroaching towards Crynant from Rhos.	urban area. Within the Candidate Site parcel there is an ancient monument – standing stones.	of derelict and other urban land.	Site would not lead to the coalescence of these settlements and would be a managed form of urban release.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
					These are however masked/ hidden by existing vegetation.		
RLDP/P/0029	Land adjoining March	Development of the Candidate Site would not	Development of the Candidate Site would result	Development of the site would result in the loss	The Candidate Site parcel	All Candidate Sites have been	The site is considered to be suitable for

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
	Hywel and Cae Rhedyn, Rhos1	lead to the coalescence of the settlements of Rhos and Crynant. The settlements would be left with a separation of over 4.8km.	in a managed urban extension. The Candidate Site parcel plays a more limited role in terms of preventing uncontrolled expansion between Rhos	an existing relatively strong boundary between the parcel and the urban area. Given the scale of the separation between Crynant and Rhos,	does not play a key role in providing the landscape setting for the adjacent	identified as playing no significance in relation to assisting in urban regeneration by encouraging the recycling	release from the Green Wedge. Given the settlement separation between Rhos and Crynant, development of this Candidate

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			and Crynant due to the scale of the Green Wedge in this location. On the ground the site is well connected with the urban area.	development would not be perceived as encroaching towards Crynant from Rhos.	urban area. Within the Candidate Site parcel there is an ancient monument – standing stones.	of derelict and other urban land.	Site would not lead to the coalescence of these settlements and would be a managed form of urban release.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
					These are however masked/ hidden by existing vegetation.		
RLDP/P/0030	Land adjoining March	Development of the Candidate Site would not	Development of the Candidate Site would result	Development of the site would result in the loss	The Candidate Site parcel	All Candidate Sites have been	The site is considered to be suitable for

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
	Hywel and Adjacent to The Smiths Arms	lead to the coalescence of the settlements of Rhos and Crynant. The settlements would be left with a separation of over 4.8km.	in a managed urban extension. The Candidate Site parcel plays a more limited role in terms of preventing uncontrolled expansion between Rhos	an existing relatively strong boundary between the parcel and the urban area. Given the scale of the separation between Crynant and Rhos,	does not play a key role in providing the landscape setting for the adjacent urban area.	identified as playing no significance in relation to assisting in urban regeneration by encouraging the recycling	release from the Green Wedge. Given the settlement separation between Rhos and Crynant, development of this Candidate

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			and Crynant due to the scale of the Green Wedge in this location. On the ground the site is well connected with the urban area.	development would not be perceived as encroaching towards Crynant from Rhos.	Within the Candidate Site parcel there is an ancient monument – standing stones. These are however	of derelict and other urban land.	Site would not lead to the coalescence of these settlements and would be a managed form of urban release.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
					masked/ hidden by existing vegetation.		
RLDP/P/0031	Land at Plas Road, Rhos	Development of this Candidate Site parcel would not lead	Whilst the Candidate Site is only partially well contained to	Development of the Candidate Site parcel would not impact upon	The Candidate Site parcel plays no	All Candidate Sites have been identified as	The site is considered to be suitable for development.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		to the coalescence of Rhos and Crynant, nor Rhos and Gellinudd.	the urban area and only connected to the urban area on the southern boundary, it is considered that development of the Candidate Site parcel	the boundary separating Rhos and Gellinudd. It would lead to a more defensive boundary to the north of the site to prevent further development along Plas Road/	role in conserving the historic character or setting of the urban area.	playing no significance in relation to assisting in urban regeneration by encouraging the recycling of derelict	On the ground the Candidate Site forms a logical settlement expansion, introducing more defensible boundaries

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			would form part of a controlled expansion to the urban area. The woodland to the north of the site would form a defensible boundary to prevent further	prevent unrestrictive sprawl along Plas Road.		and other urban land.	between the settlements of Rhos and Crynant and not impacting upon the existing site boundaries between Rhos and Gellinudd.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			urban sprawl into the Green Wedge. In terms of expansion towards Gellinudd, the development would not extend any				Development of the Candidate Site would not impact upon the settlement separation and therefore not impact upon the coalescence of

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			further than existing residenital accommodation.				these settlements. It would be a managed form of development, not leading to isolated development or urban sprawl

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/P/0032	Land north of Neath Road, Rhos	Development of the Candidate Site parcel would not lead to the physical coalescence of settlements but would according to the Green Wedge	The Candidate Site parcel is not considered to be a managed form of urban release. Whilst the Candidate Site does include some land behind the ridge	The existing settlement limit has been drawn in line with the ridgeline to provide a good strong boundary. Development beyond this ridgeline or	The Candidate Site parcel plays no role in protecting the historic or landscape setting of	All Candidate Sites have been identified as playing no significance in relation to this characteristic.	The site is not considered to be suitable for release from the Green Wedge. Whilst the Candidate Site includes some land behind the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		Methodology led to a critical settlement gap. On the ground however development around Plas Lane and beyond the ridgeline would	line, the site is only partially contained and is highly visible. Development of the parcel would therefore be highly visible and lead to a	around Plas Lane where it would be visible would lead to the removal of this existing strong boundary and countryside encroachment.	the built area.		ridgeline, the Candidate Site parcel is highly visible due to the topography of the Green Wedge and plays a key role in maintaining the openness

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		be highly visible and lead to the perception of a reduction in the settlement gap.	perception of urban sprawl.				of the area between the settlements of Gellinudd and Rhos. Development of the site would lead to a perception of settlement

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							coalescence and urban sprawl. Whilst the Candidate Site includes some land behind the ridgeline, the Candidate Site parcel is highly

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							visible due to the topography of the Green Wedge and plays a key role in maintaining the openness of the area between the settlements of

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Gellinudd and Rhos. Development of the site would lead to a perception of settlement coalescence and urban sprawl.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/P/0033	Land at Primrose Lane, Rhos	Development of the Candidate Site parcel would not lead to the merging of two or more settlements or reduce the separation between the	Whilst the Candidate Site is separated from the existing settlement by a small pony paddock, there is built form adjoining the site. On the	The Candidate Site parcel plays a role in providing a defensible boundary to assist in the safeguarding of the countryside from	The Candidate Site parcel plays no role in protecting the historic or landscape setting of	All Candidate Sites have been identified as playing no significance in relation to this characteristic .	The Green Wedge boundary in this location could be amended to include the adjoining built form.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		settlements of Rhos and Alltwen. Development of this parcel would therefore not lead to the coalescence of Alltwen and Rhos.	ground therefore the site has a good relationship with the existing settlement and would not lead to isolated development. Removal of the	encroachment. The site however adjoins the existing urban area and there are a number of buildings adjoining the site. Ahead of the Deposit Plan	the built area.		Whilst the site itself is not considered to be suitable for release from the Green Wedge as it does not adjoin the urban area, the Green

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			site would leave a good strong defensive boundary and therefore prevent further urban sprawl into the countryside.	further work will need to be undertaken to determine whether the Green Wedge boundary should be amended in this location to take into			Wedge boundary in this location could be amended to include the adjoining built form. Further work would need to undertake

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			Further work would need to be undertaken ahead of the Deposit Plan to determine whether or not the settlement boundary should be amended in	consideration this built form. If the parcel were to be removed from the Green Wedge, the existing tree belt adjoining the site would provide a strong defensible			ahead of the Deposit Plan in order to determine whether or not this would be an appropriate boundary amendment.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			this location to take into consideration the existing built form.	boundary to safeguard the countryside from encroachment.			
RLDP/N/0009	Tyllwyd Newydd Field and Paddock, Bryncoch	Development of this Candidate Site parcel would not lead to the	Whilst the Candidate Site adjoins existing development, these are not	This Candidate Site parcel defines the western extent of the Green	The Candidate Site parcel plays no role in	All Candidate Sites have been identified as playing no	Site is not considered to be suitable for release from

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		coalescence of two or more settlements. Whilst there is existing residential development in close proximity of the Candidate Site	located within the urban area/ within a settlement limit. The Candidate Site parcel is therefore not well contained by the urban area and would	Wedge in this location. It therefore plays a key role in assisting in safeguarding the countryside from encroachment. Development of this parcel would	protecting the historic or landscape setting of the built area.	significance in relation to this characteristic.	the Green Wedge. The Candidate Site forms the western boundary of the Green Wedge in this location. Whilst there is residential

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		parcel, these are not within the settlement limit. Development of the Candidate Site parcel would therefore lead to an isolated form of	not round off the settlement pattern. Development of this Candidate Site parcel would lead to urban sprawl.	lead to encroachment into the Green Wedge from the western edge.			development within close proximity, they are not within the urban area. The site is therefore not well contained by the urban area and

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		development as the Candidate Site parcel does not join an existing settlement.					development of the Candidate Site parcel would lead to urban sprawl and encroachment into the Green Wedge from

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							the western boundary.
RLDP/N/0010	Land at Bryncoch Farm, Neath	Development of the Candidate Site parcel would not lead to the coalescence of the settlements of Bryncoch and	Development of this Candidate Site parcel would not lead to an unrestricted urban sprawl into the	It is considered that development of the Candidate Site parcel would not lead to the wider encroachment of the countryside	The Candidate Site parcel plays no role in protecting the historic or	All Candidate Sites have been identified as playing no significance in relation to this	It is considered that the Candidate Site should be released from the Green Wedge for development.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		Rhos. The settlements are separated by 2.2km which would be reduced to 1.8km with the development of this parcel. Topography	countryside at this location. Instead given the characteristics of the parcel, for example the ridgeline and existing well-established	given that the Candidate Site parcel has a strong northern boundary.	landscape setting of the built area.	characteristic.	Development of the Candidate Site will not lead to settlement coalescence/ the merging of the settlements of Rhos and Bryncoch and

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		and openness are not defining characteristics of this part of the Green Wedge and development of the site would not lead to a perception of	trees, and the scale of separation between Bryncoch and Rhos and the nature of the Green Wedge in this location, it is considered that				development will not lead to unrestrictive sprawl given the characteristics of the parcel and the wider Green Wedge in this location.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		coalescence/ merging due to the intervening characteristics of the green wedge, including field pattern, trees, and existing development.	the development of this site would lead to managed controlled expansion of the urban area and that a defensible boundary would be retained to				

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			prevent urban sprawl.				
RLDP/N/0011	Land at Pant Glas Farm, Bryncoch	Development of the Candidate Site would not lead to the merging/ coalescence of two or more settlements.	The Candidate Site parcel is not well contained. None of the boundaries are contiguous with the urban area and the	The Candidate Site does not adjoin the urban area and therefore development of the site would lead to an	The Candidate Site parcel plays no role in protecting the historic or	All Candidate Sites have been identified as playing no significance in relation to this	Site is not considered to be suitable for release of the Green Wedge. The site does not adjoin the urban area.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		Development of the Candidate Site would however introduce development on this side of the A474 between Rhos and Bryncoch.	development of the site would lead to isolated development and urban sprawl onto this side of the A474. Development would not lead to the 'rounding	isolated form of development between the settlements of Rhos and Bryncoch.	landscape setting of the built area.	characteristic.	Development of the site would lead to large scale isolated standalone development within the Green Wedge. This would encourage

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			off' of the settlement pattern and would not constitute a managed controlled expansion of the urban area.				urban sprawl and further encroachment into the Candidate Site in this location.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/0014	Land at Bryncoch Farm, Rhos	Development of the Candidate Site parcel would not lead to the coalescence of settlements. Whilst the Candidate Site parcel joins the	Development of the Candidate Site would lead to urban sprawl between the settlements of Bryncoch and Rhos. The Candidate Site plays a key role	Given that the Candidate Site does not adjoin the existing urban area, development of the Candidate Site would lead to the encroachment of	The Candidate Site parcel plays no role in protecting the historic or landscape setting of	All Candidate Sites have been identified as playing no significance in relation to this characteristic.	Site is not considered to be suitable for release from the Green Wedge. The site is detached from the urban area and would lead

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		mobile home site, this is not in the urban area. Development would therefore lead to an isolated form of development.	in managing urban expansion which would be lost if the site were brought forward for development.	the urban area into the countryside.	the built area.		to isolated development and urban sprawl into the countryside.

Table 27: Candidate Sites 2022 EN3/3: Neath/ Tonna/ Efail Fach Green Wedge

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/0016	Land at Cefn Saeson Farm, Cimla (Parcels 1 & 2)	Development of this parcel would not result in the coalescence of settlements. The topography and trees within	Whilst the development of the Candidate Site parcel would not lead to an isolated form of development,	Development of the Candidate Site parcel would not lead to the creation of a strong defensive boundary between the urban area	The parcel therefore plays no role in conserving the historic character but does play a role in the	All sites have been identified as playing no role in relation to assisting urban regeneration by encouraging the	The site has been split into the northern and southern parcels. The northern parcel has been appraised as part of a wider Candidate Site/ Urban Capacity Site

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		the Green Wedge play a key role in maintaining the separation of the settlements of Cimla and Efail Fach.	the parcel is not well contained by the urban area. It would therefore not result in a managed urban extension.	and the Green Wedge. Instead, development would sprawl into the wider countryside.	setting of the urban area.	recycling of derelict and other urban land.	(RLDP/N/2028 and RLDP/n/UC0009) in this area and is considered to be suitable for release from the Green Wedge as part of this wider site. The majority of the southern parcel

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							forms part of Candidate Site parcel RLDP/N/2020 which has been considered to not be suitable for release from the Green Wedge. This wider southern parcel has been assessed and , **it is**

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							considered that this parcel should not be released from the Green Wedge. Whilst development of the parcel would not lead to the coalescence of the settlements of Efail Fach and Cimla, it is

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							not considered that the development of the site would be a managed expansion of the urban area. The parcel is more detached from the existing residential/ urban areas than the northern parcel, is

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							lower than the existing development on this side of the road and there is a high degree of intervisibility into the parcel. Development would 'jut out' into the countryside leading to urban sprawl and

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							further countryside encroachment. Development would not be well contained, would not result in the creation of a strong defensive barrier, and would impact upon the

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							setting of the urban area.
RLDP/N/0017	Land off Ridgewood Gardens, Cimla	Development of this Candidate Site parcel would not lead to the merging and therefore coalescence of	Whilst the site adjoins the urban area, given the change in topography between the	Development of the Candidate Site would lead to the loss of a strong defensible boundary which would not be	This site plays an important role in the setting of the greater Neath urban	All Candidate Sites have been identified as playing no significance in relation to this characteristic.	**The Candidate Site should not be released for development.** Whilst development of the site would not lead to the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		the settlements of Cimla and Efail Fach.	existing urban area and the Candidate Site, the Candidate Site plays a key role in managing urban form.	replaced by the boundaries of the Candidate Site. Development of the Candidate Site parcel would therefore lead to greater encroachment into the countryside.	area, helping to define a clear contrast between the urban areas of Cimla and the open countryside		coalescence of the settlements of Cimla and Efail Fach, the difference in the topography of the existing urban area and the Green Wedge provides a strong defensible boundary which

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
					at the top of Cimla Hill.		would not be replaced by the boundaries of the Candidate Site parcel. This would lead to countryside encroachment and urban sprawl. The Candidate Site parcel plays a key role in

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							the setting of the urban area and development beyond the ridgeline would impact upon this setting.

Table 28: Candidate Sites 2022: EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy Green Wedge

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/0019	Sun Fields, Land off School Road, Llandarcy	N/A	N/A	N/A	N/A	N/A	Given that solar energy is considered to be an appropriate use in the Green Wedge, the Council has not appraised the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Candidate Site from a Green Wedge perspective.
RLDP/N/0021	Coed Darcy	N/A	N/A	N/A	N/A	N/A	Given that only parts of the site are located within the Green Wedge, rather than assess

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							the suitability of the release of the entirety of the parcel from the Green Wedge, consideration has been given to proposed boundary amendments. More information is

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							provided in the detailed site assessment in Appendix 1.
RLDP/N/0023	Land off Ocean View, Jersey Marine	Development of the Candidate Site parcel would not lead to merging or	Development of the Candidate Site parcel would constitute a managed form of	Development of the Candidate Site parcel would enable the creation of strong	The site plays no role in protecting the setting of the urban area.	All Candidate Site parcels have been identified as playing no role	The site is considered to be suitable for release from the Green Wedge.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		the coalescence of two or more settlements.	Green Wedge release. On the ground the site is perceived to be part of Ocean View given the high degree of intervisibility between the existing	defensive boundaries to safeguard the countryside from encroachment.		in assisting urban regeneration by encouraging the recycling of derelict and other urban land.	The site has good strong boundaries and adjoins the existing development at Ocean View. On the ground, the parcel is visible from the existing urban area and is a

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			residential accommodation and the parcel. Development of the Candidate Site would infill this gap and enable the creation of stronger				logical extension of the settlement. The parcel has good strong boundaries to the countryside beyond which would prevent

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			defensible boundaries to the urban area in this location.				further expansion of the urban form. Development of the parcel would enable a controlled expansion of the urban area. The coalescence of settlements would not be impacted as

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							the parcel is some distance from the neighbouring settlement which is also separated by Fabian Way dual carriageway.
RLDP/N/0020	Land at Gelli Bwlch	Development of the Candidate	Development of the Candidate	Development of the Candidate	The Candidate	All Candidate Site parcels	**it is considered that the site**

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
	Farm, Llandarcy	Site will not lead to the coalescence of the settlements of Jersey Marine and Llandarcy.	Site would lead to an isolated form of development within the Green Wedge and therefore not a managed form of urban expansion. The Candidate Site parcel does	Site parcel would result in the loss of the existing strong defensible boundary between the site and the existing settlement and facilities at Llandarcy Sports	Site parcel plays a role in terms of the setting of the historic and built environment.	have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and	**should not be released from the Green Wedge**. Whilst development of the Candidate Site parcel would not lead to the merging of settlements, development of the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			not adjoin the existing urban area, it is not contained by existing built form due to the Village Green and the extensive tree belt between the site and the existing	Academy. Whilst the Candidate Site parcel has good strong boundaries development of the Candidate Site parcel would extend development		other urban land.	Candidate Site parcel would not lead to a managed form of urban expansion. The Candidate Site parcel does not adjoin the existing built area. Instead, it is separated from

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			settlement and the site and the facilities at Llandarcy Sports Academy and would introduce development into a part of the Green Wedge which is not	beyond the well-established boundary and lead to development in this undeveloped part of the Green Wedge.			the settlement limit (and development to the north outside of the settlement limit) by an extensive tree belt. This tree belt forms a strong defensive barrier to development in this

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			currently developed.				part of the Green Wedge and forms part of the setting of Llandarcy Village and associated built form. Whilst the Candidate Site parcel has good strong boundaries,

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							development beyond the existing well-established boundary would lead to development into a currently undeveloped part of the Green Wedge changing

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							the characteristics of this part of the Green Wedge.

Table 29: Candidate Sites 2022: EN3/5: Margam

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/PT/0030	Land at Water Street Margam	Development of the Candidate Site parcel would not lead to the merging and therefore coalescence of	Development of the Candidate Site parcel would be a controlled expansion of the urban area	Whilst the site is within the green wedge and does not adjoin the existing urban area, the site is previously	Because of its screening boundaries, the site has a role in the setting of the Eglwys	All Candidate Site parcels have been identified as playing no role in assisting urban	**The site is considered to be suitable for Green Wedge release subject to drawing a settlement limit around Eglwys**

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		two or more settlements. Given that the site is previously developed there would be no perception of additional development	if Eglwys Nunydd were included within the settlement limit. The site is previously developed and adjacent to existing development.	developed and is well screened. Development of the parcel would therefore not lead to a perception of additional countryside encroachment. Ahead of the	Nunydd development.	regeneration by encouraging the recycling of derelict and other urban land. The site is however previously developed.	**Nunydd**. If a settlement limit is drawn around the dwellings, development of the site would not lead to the coalescence of settlements and would be a managed form of

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		between the settlements.	On the ground there would be no perception of additional development.	Deposit Plan consideration will be given to the addition of a settlement limit around the existing development at Eglwys Nunydd, taking into			urban expansion. The parcel is previously developed and if designed sensibly there would not be a perception of additional development in this location.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
				consideration the Candidate Sites promoted for development. If this were to be proposed it would help to safeguard the remainder of the countryside			

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
				from encroachment.			
RLDP/PT/0031	Land at Lakeside Driving Range, Margam	Development of the Candidate Site parcel would not lead to the merging and therefore	Development of the Candidate Site parcel would be a controlled expansion of	If a settlement limit were drawn around Eglwys Nunydd, it is considered that the parcel would	The site plays no role in protecting the setting of the	All Candidate Site parcels have been identified as playing no role in assisting	**The site is considered to be suitable for Green Wedge release subject to drawing a settlement limit**

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		coalescence of two or more settlements.	the urban area if Eglwys Nunydd were included within the settlement limit. The site is adjacent to existing development	form a defensible boundary to prevent further countryside encroachment	heritage or urban area.	urban regeneration by encouraging the recycling of derelict and other urban land.	**around Eglwys Nunydd**. If a settlement limit is drawn around the dwellings, development of the site would not lead to the coalescence of settlements and would be a

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			and is well contained.				managed form of urban expansion
RLDP/PT/0034	Land at Lakeside Golf Course and	Whilst development would not lead to the merging or coalescence of two	Whilst adjacent to the existing Eglwys Nunydd development, it is not adjacent to existing	Ahead of the Deposit Plan consideration will be given as to whether a settlement limit	Development of the site would fundamentally change the setting of the developed area	All Candidate Site parcels have been identified as playing no role in assisting	**The site is not considered to be suitable for development.**

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
	West of A48	settlements, development here would result in a visual and physical connection between the more developed area near to the motorway	settlement. The site would be a linear form of development risking the appearance of ribbon development, extending the urbanised area	should be drawn around Eglwys Nunydd. It is not considered that the inclusion of this site within the settlement limit would lead to the creation of a defensible	of Eglwys Nunydd.	urban regeneration by encouraging the recycling of derelict and other urban land.	Whilst development of the Candidate Site would not lead to the merging and coalescence of two sites. Development would result in a visual and physical connection between the more

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		roundabout and the Eglwys Nunydd residential development to the south.	into the open countryside.	boundary and instead would lead to countryside encroachment as the site is an area of open countryside and grassed areas with trees and is			developed area near to the motorway roundabout and the Eglwys Nynydd residential development, significantly changing its setting. It would be a linear

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
				important in maintaining the countryside area.			form of development risking the appearance of ribbon development, extending the urbanised area well into the open countryside.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Should a settlement boundary be drawn around Eglwys Nunydd the site is not considered to be suitable for inclusion in the settlement boundary as it is on the other side of

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Water Street to Eglwys Nunydd, and it is not considered that the inclusion of the settlement would create a strong defensible boundary. Instead, it is considered that

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							it would lead to urban sprawl and countryside encroachment.
RLDP/PT/0039	Cae Garw Gipsy and Traveller Site	N/A	N/A	N/A	N/A	N/A	The Candidate Site proposes an extension to the existing Caegaw Gypsy and

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Traveller site which is located in the Green Wedge. In 2015 planning permission was granted to extend this site. The principle of extending the existing site at

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Caegarw was acceptable given the identified need for gypsy traveller accommodation and it was considered that it would represent acceptable development in the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Green Wedge and that the impacts of the development on the character and appearance of the surrounding area/ open countryside, on residential amenity, highway and pedestrian

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							safety would be acceptable. Given that the Candidate Site proposes an extension to an area already in the Green Wedge, a detailed Green Wedge assessment

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							has not been undertaken. Instead, further work will be undertaken ahead of the Deposit Plan to determine the suitability of the site for gypsy traveller accommodation

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							and to determine how the Council will meet its gypsy traveller accommodation needs.
RLDP/PT/0042	Land at Coed Hirwaun	Development of the settlement would not lead	Development of the Candidate Site parcel	The development of the Candidate Site parcel would	The northern parcel of the Candidate Site	All Candidate Site parcels have been	**The site is considered to be suitable for**

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		to the coalescence of two or more settlements.	would be a managed expansion of the urban area. The Candidate Site parcel wraps around the existing settlement and forms a logical	not impact upon countryside encroachment. The existing settlement has strong boundaries to assist in the safeguarding of the countryside from	plays a role in helping to protect the setting of Margam Park and Margam Mountain Landscape of Historic Interest. With	identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and	**release from the Green Wedge.** The Candidate Site parcel wraps around the existing development, forms a logical settlement expansion when taking into consideration the

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			extension to the settlement pattern when taking into consideration the existing trees and woodland areas. The existing	encroachment and the Candidate Site provides also provides strong boundaries to assist in the safeguarding of the wider	the existing trees, woodland areas, and countryside characteristics, it is considered that these landscape settings would not be	other urban land.	existing trees and woodland area, would not lead to the merging of two or more settlements and provides strong boundaries to prevent countryside encroachment and urban sprawl. The

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			settlement has strong boundaries to prevent urban expansion, and the Candidate Site provides strong boundaries to	countryside from encroachment.	fundamentally altered by development of the parcel.		northern parcel plays a role in the setting of Margam Park and Margam Mountain Landscape of Historic Interest, it is however considered that the landscape settings

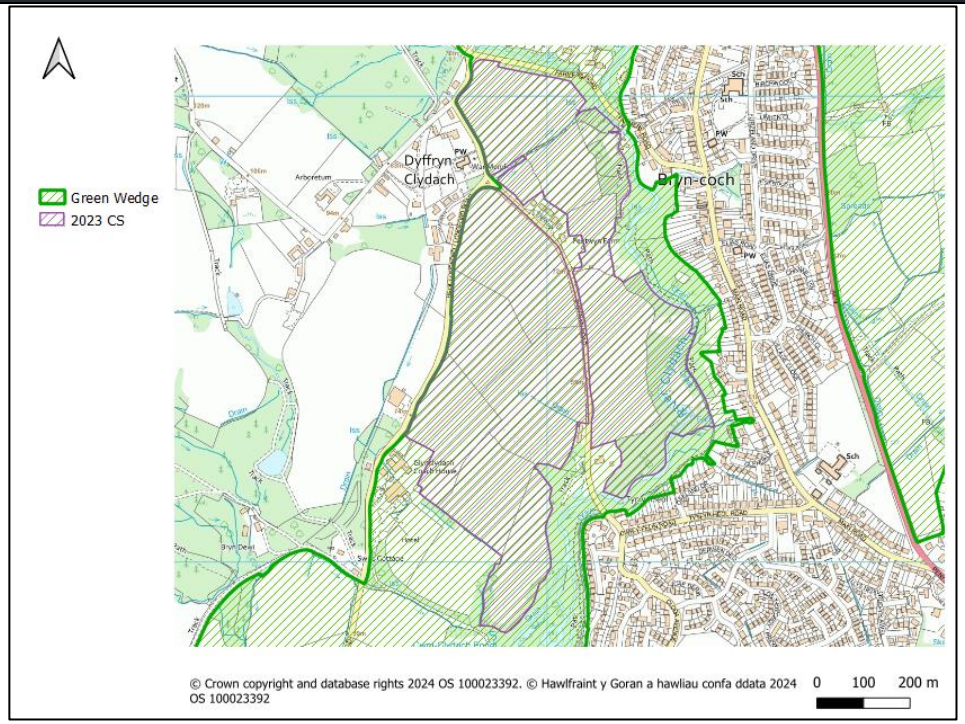
Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			prevent urban expansion.				would not be fundamentally altered by development of this parcel due to the existing trees, woodland and landscape.

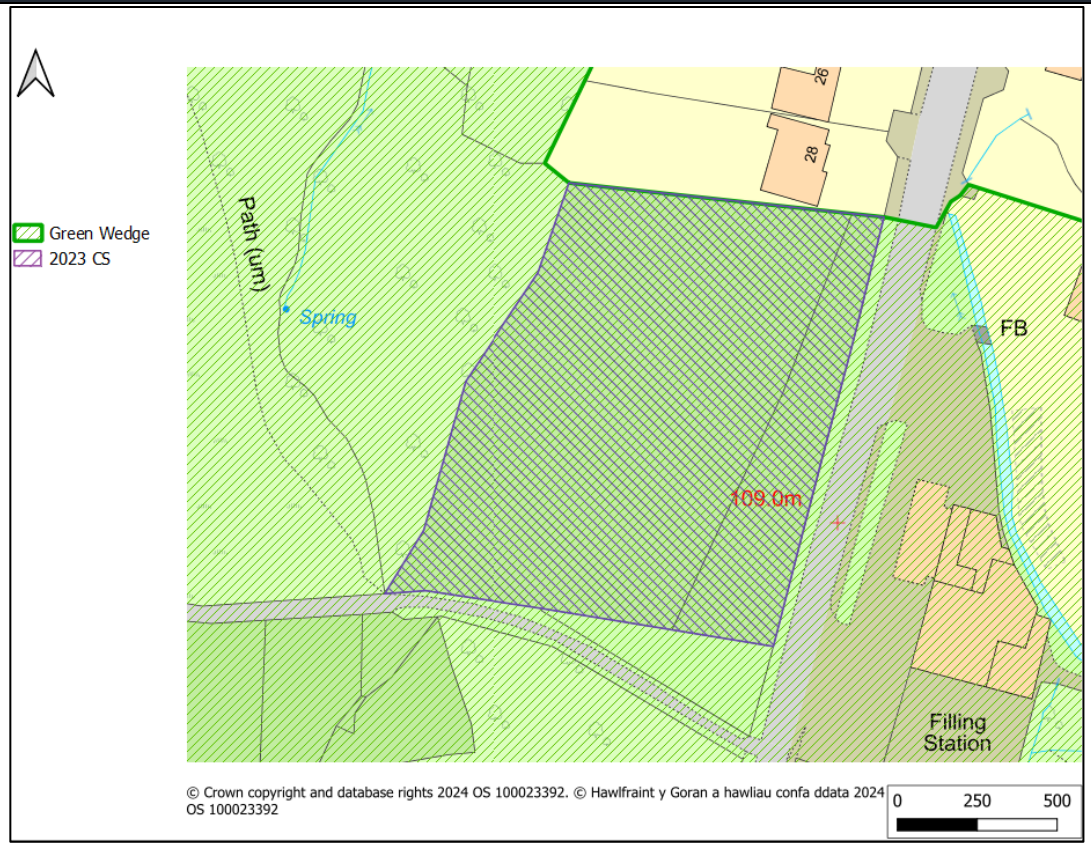
8.2. Candidate Sites 2023

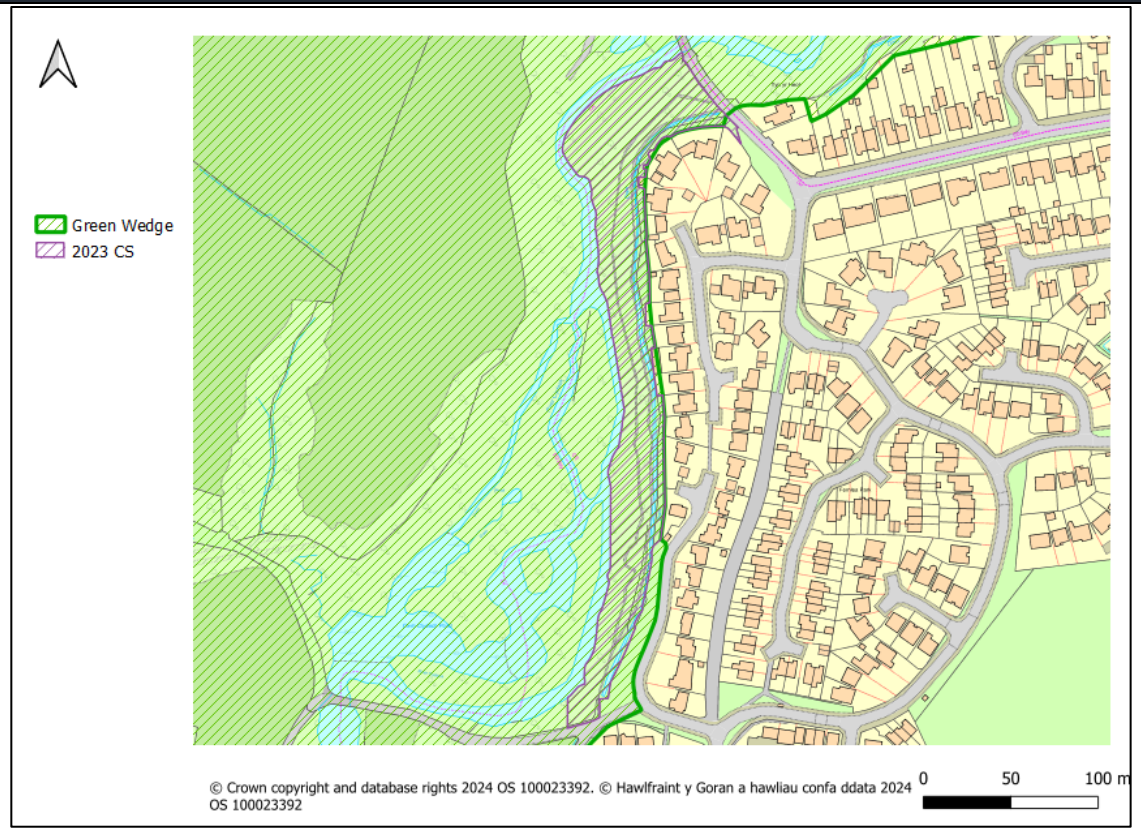
8.2.1. A total of 74 sites were submitted as part of the 2023 Call for Candidate Sites. Of these, 18 are located within the Green Wedge/ joining the Green Wedge.

8.2.2. The Table below provides a map of the site in relation to Green Wedge, a map of the site in relation to Green Wedge, and information as to whether the site was assessed as part of the Green Wedge Assessment.

Table 30: Candidate Sites 2023: EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/2008	Land at Dyffryn Road, Bryncoch		Yes. The entirety of the site is within the Green Wedge and the site was successfully filtered as part of the Stage 1 Candidate Sites assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/2006	Land at Gellinudd, Pontardawe		Yes. The entirety of the site is within the Green Wedge and the site was successfully filtered as part of the Stage 1 Candidate Sites assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/2009	Land adjacent to Princess Drive, Neath		Yes. The entirety of the site is within the Green Wedge and the site was successfully filtered as part of the Stage 1 Candidate Sites assessment.

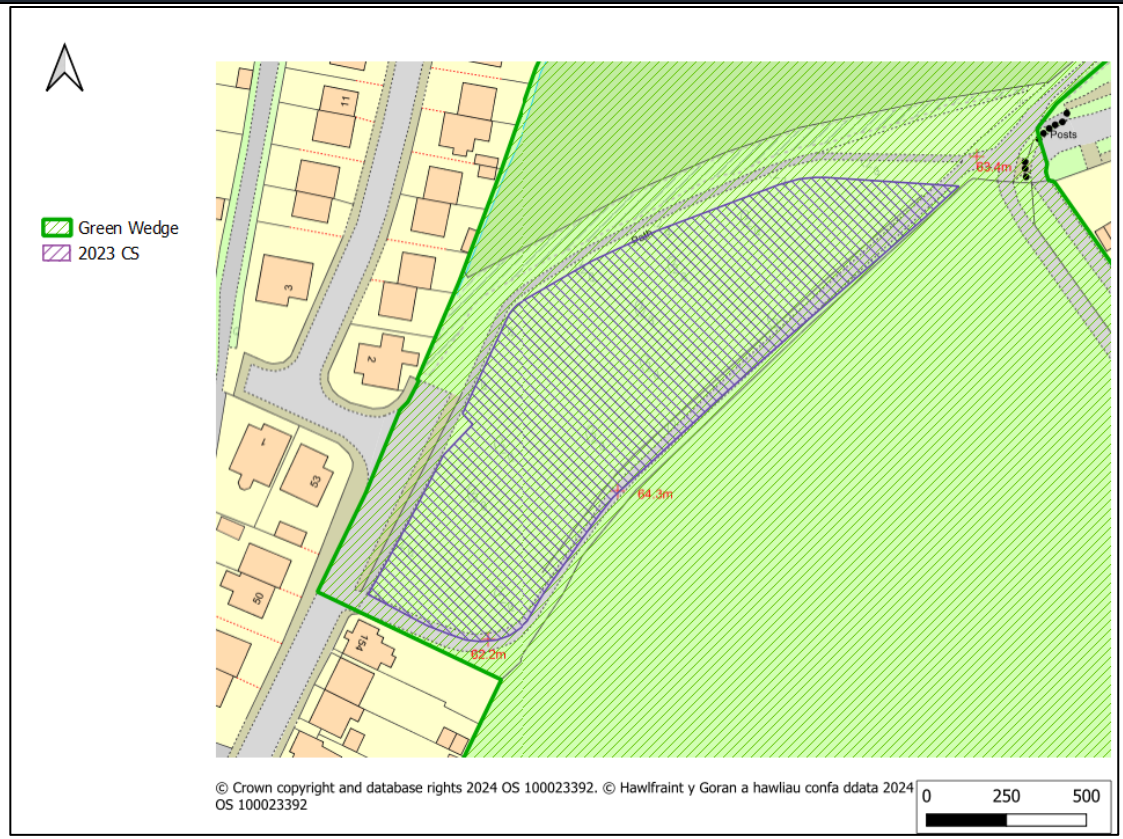
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/2024	Land adjoining Highlands Playground		Yes. The entirety of the site is within the Green Wedge and the site was successfully filtered as part of the Stage 1 Candidate Sites assessment.

Table 31: Candidate Sites 2023: EN3/2: Skewen/ Birchgrove

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/2014	Land at Park Crescent/ Park Drive, Lonlas - Site A		No. Whilst part of the site is located within the Green Wedge, the site has been filtered as part of the Stage 1 Candidate Site assessment.

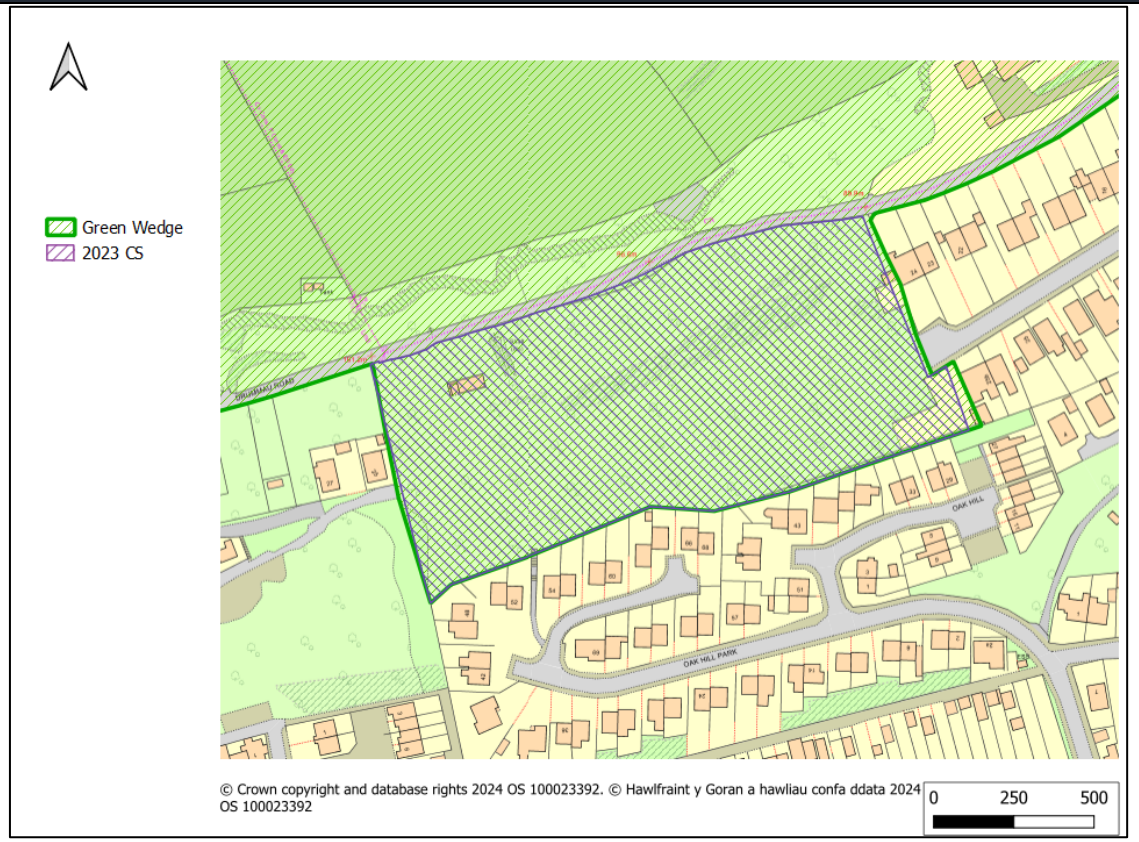
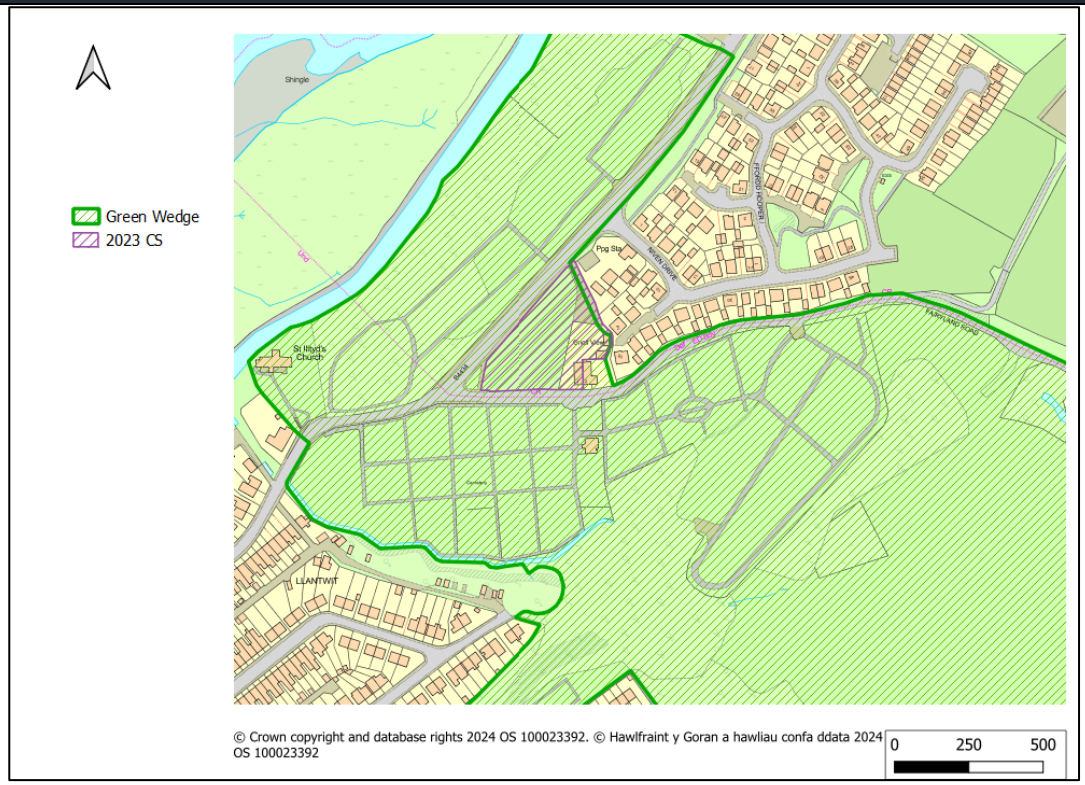
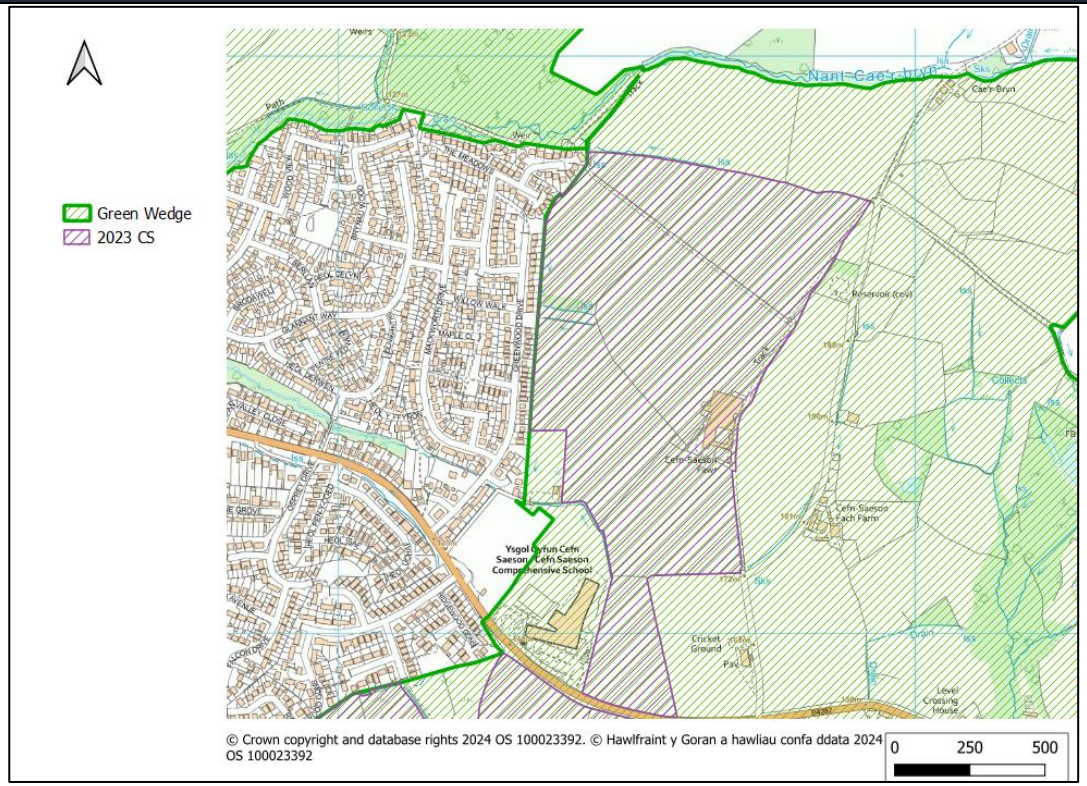
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/2017	Land to the South of Drumau Road		Yes. The site is located entirely within the Green Wedge and has been successfully filtered as part of the Stage 1 Candidate Site assessment.

Table 32: Candidate Sites 2023: EN3/3: Neath/ Tonna/ Cimla/ Efail Fach

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/2027	Land west of 1 Gnoll View, Fairyland Road, Tonna		No. Whilst the site is located within the Green Wedge, the site has been filtered as part of the stage 1 Candidate Site assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/2028	Land at Cefn Saeson Fawr Farm		Yes. The site is located entirely within the Green Wedge and has been successfully filtered as part of the Stage 1 Candidate Sites assessment.

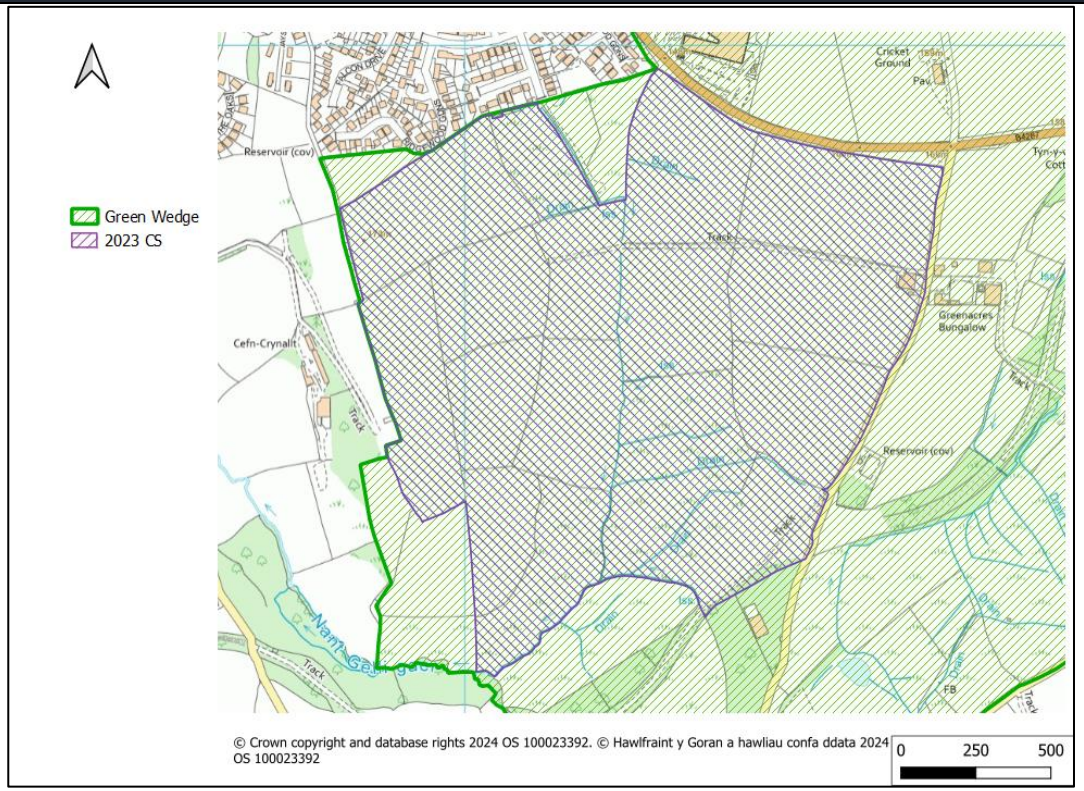
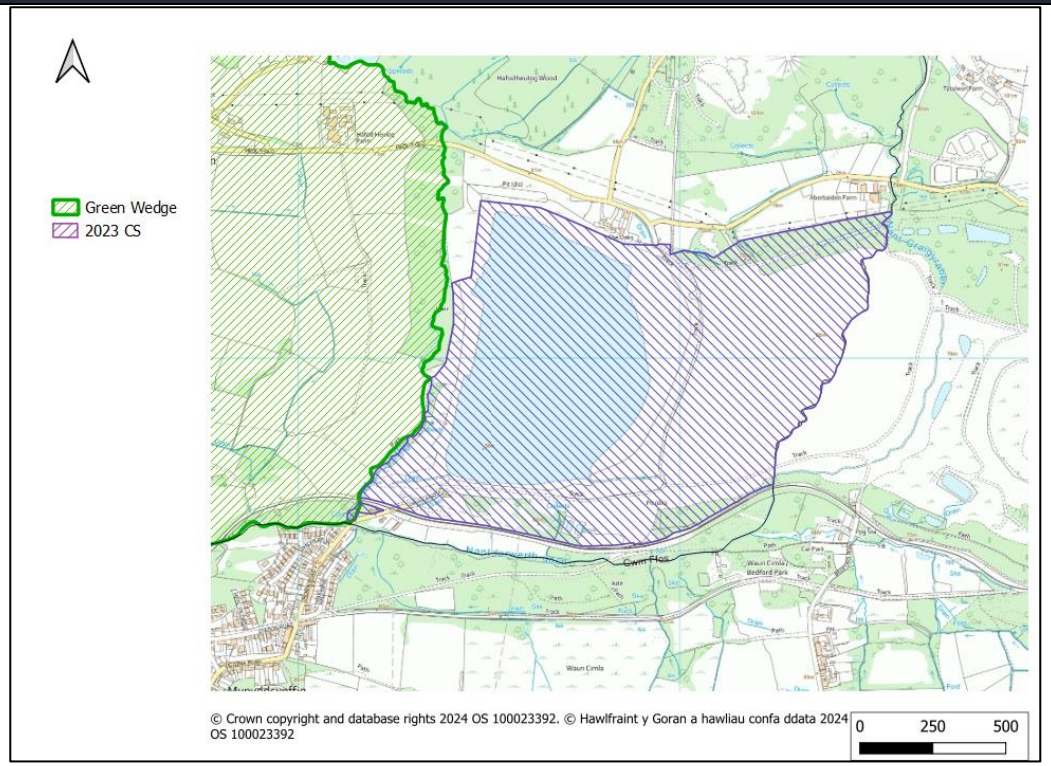
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/2020	Land at Tyn-y-Waun Farm		Yes. The site is located entirely within the Green Wedge and has been successfully filtered as part of the Stage 1 Candidate Site assessment.

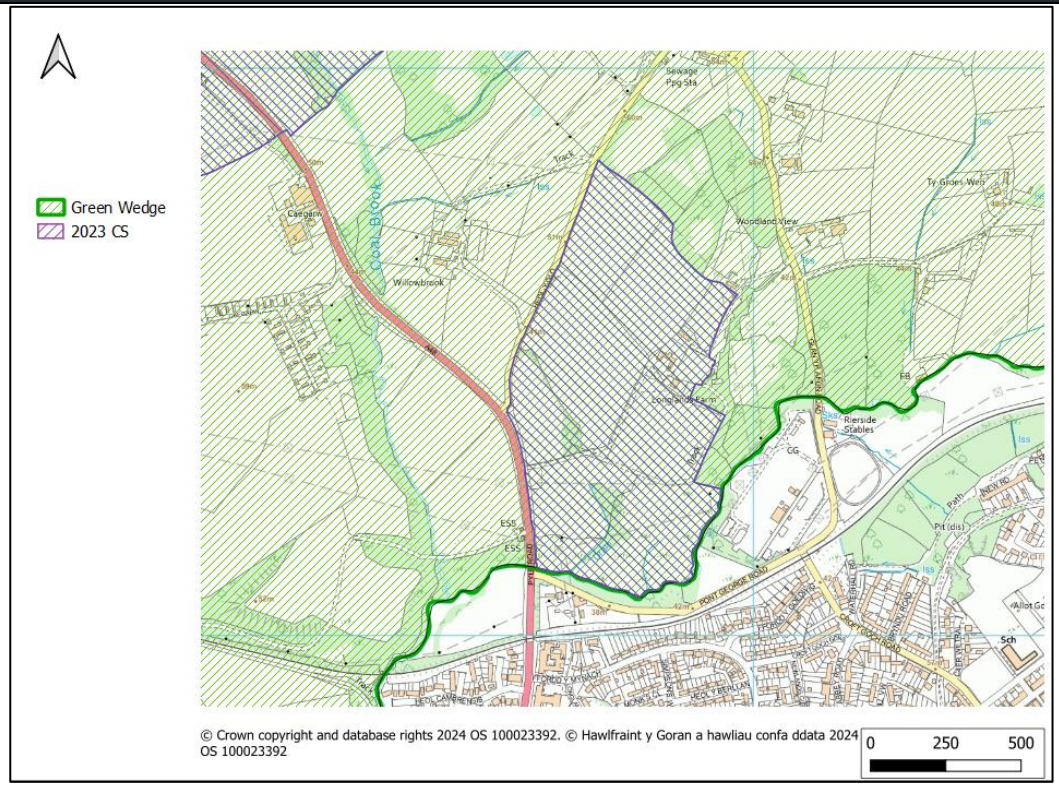
Table 33: Candidate Sites 2023: EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy

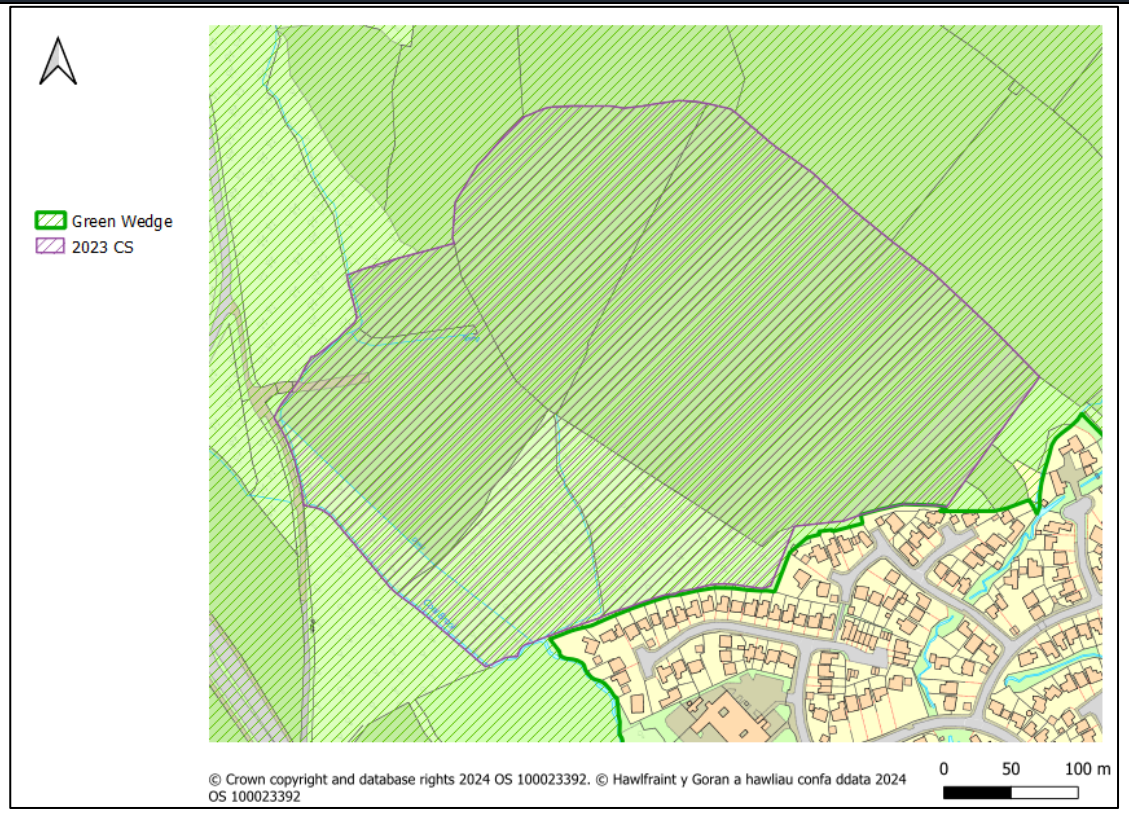
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/2019	Land at Gelli Bwlch		Yes. The entirety of the site is located within the Green Wedge and the site has successfully filtered through the Stage 1 Candidate Sites assessment.

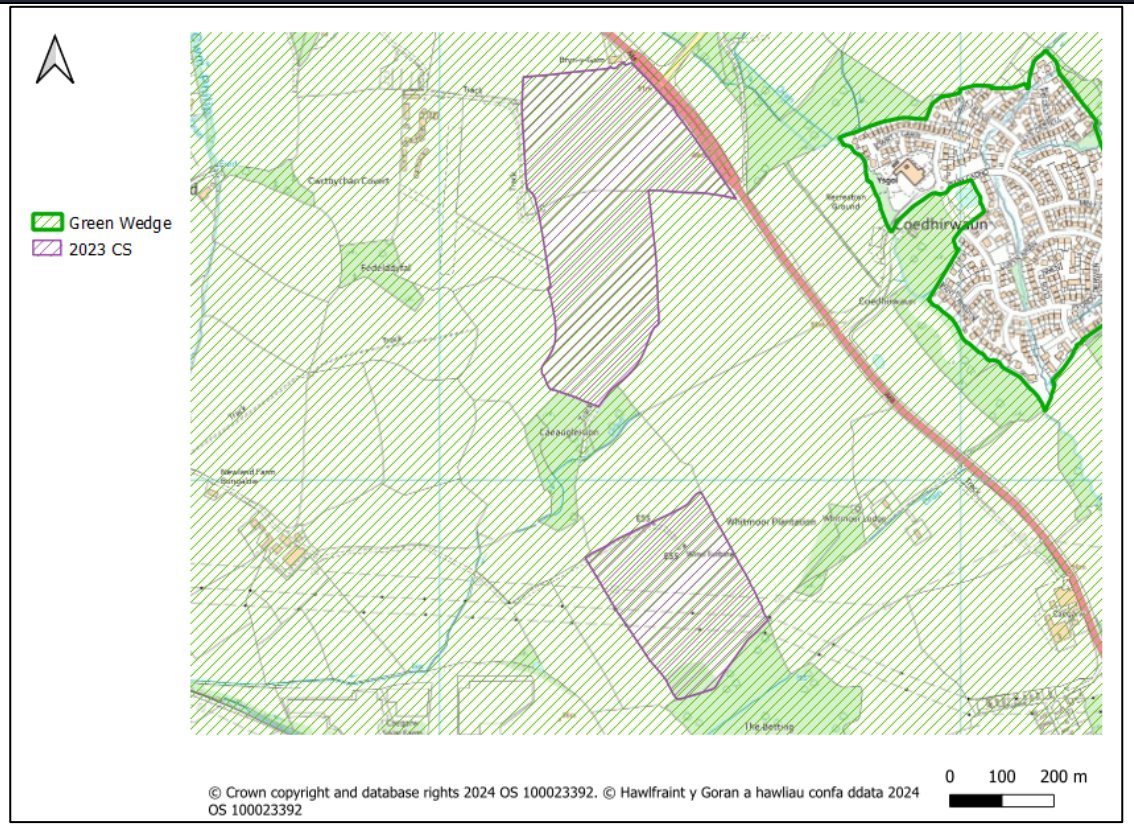
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/2018	Land at Dream Fields		Yes. The entirety of the site is located within the Green Wedge and the site has successfully filtered through the Stage 1 Candidate Sites assessment.

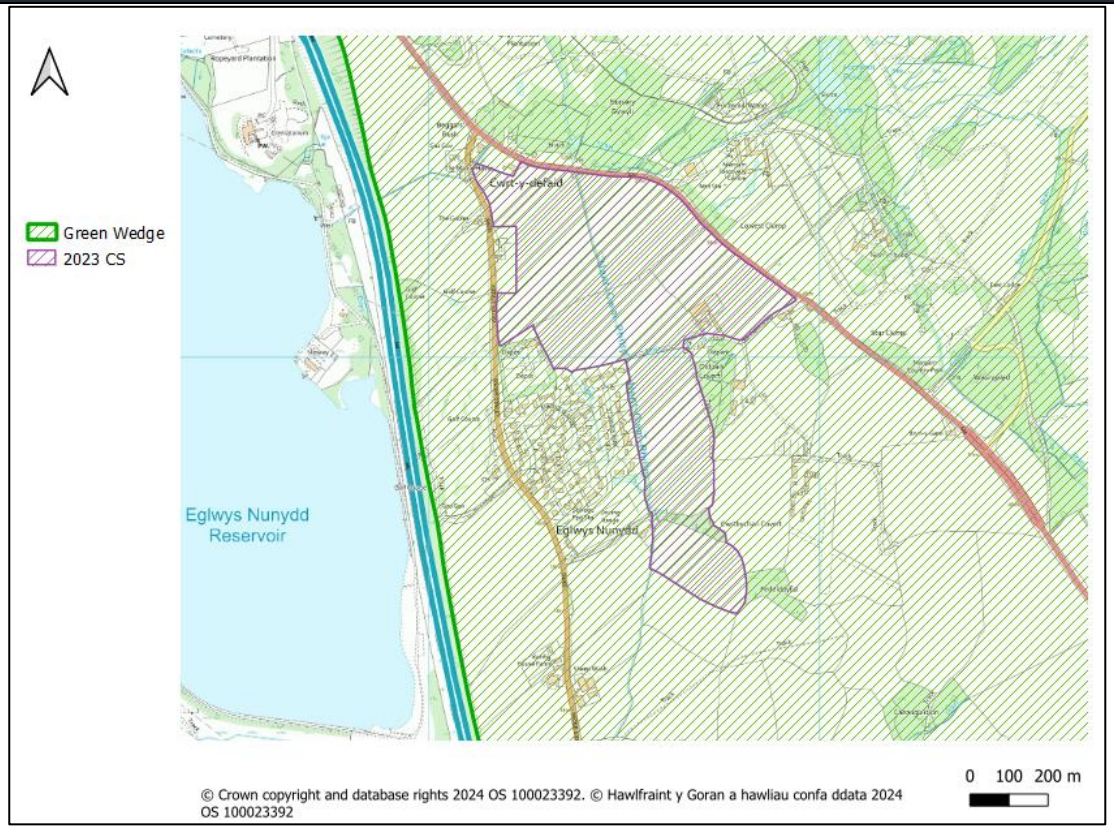
Table 34: Candidate Sites 2023: EN3/5: Margam

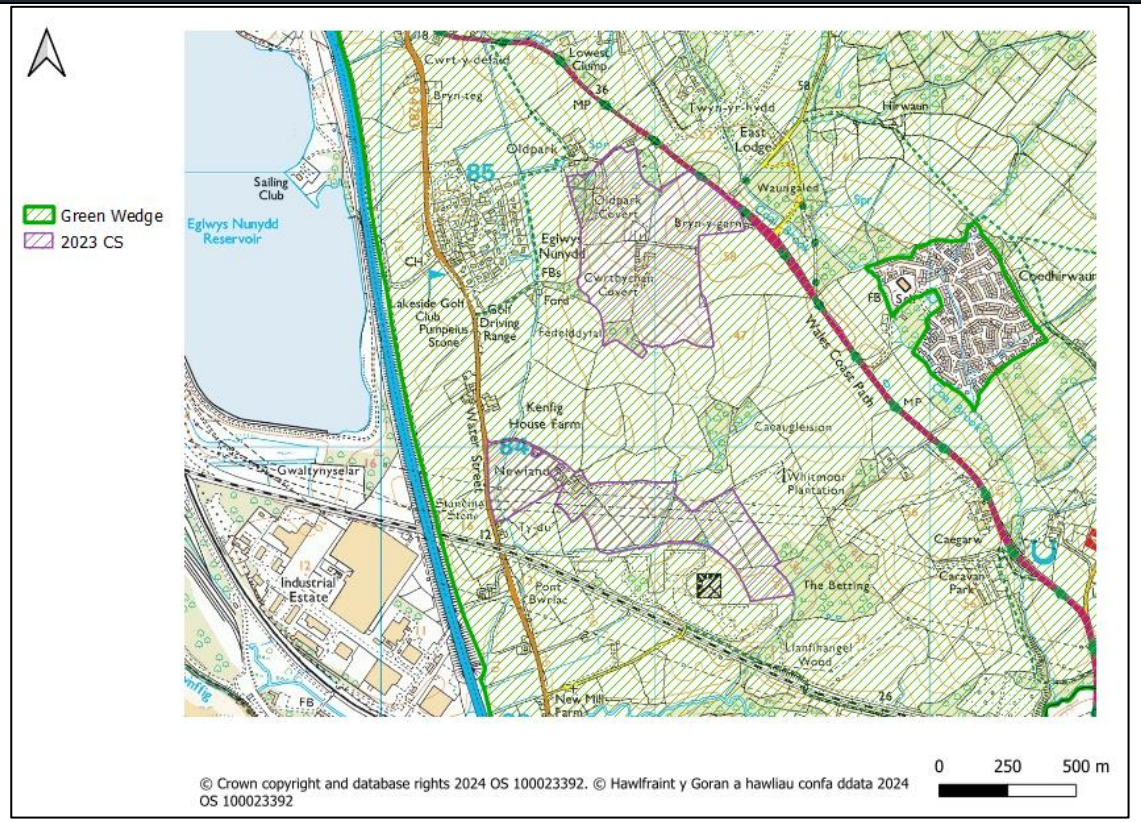
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/2010	Land to the south of Aberbaiden Farm		No. The Map shows that the site boundary overlaps with the Green Wedge boundary. The site has also been filtered as part of the Stage 1 Candidate Sites assessment.

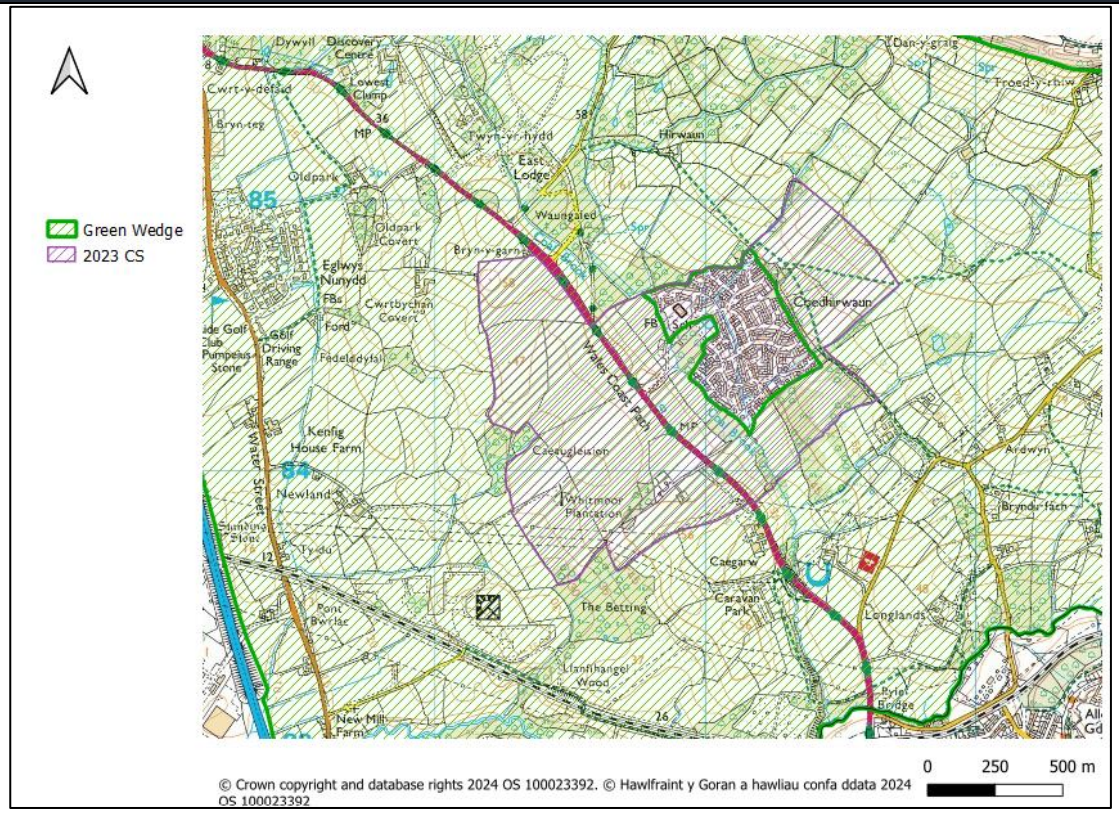
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/2007	Land at Longlands Farm		Yes. The site is located entirely within the Green Wedge and has been successfully filtered as part of the Stage 1 Candidate Site assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/2011	Land at Coed Hirwaun North of A48		No. Whilst the site is located entirely within the Green Wedge, the site has not been successfully filtered as part of the Stage 1 Candidate Sites assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/2012	Land at Old Park Farm		Yes. The site is located entirely within the Green Wedge and has been successfully filtered through Stage 1 of the Candidate Sites assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/2014	Land at Old Park Farm – Site 2		Yes. The site is located entirely within the Green Wedge and has been successfully filtered through Stage 1 of the Candidate Sites assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/2013	Land at Old Park & Newlands Farm		Yes. The site is located entirely within the Green Wedge and has been successfully filtered through Stage 1 of the Candidate Sites assessment.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/2015	Land Adjacent to Coed Hirwaun		Yes. The site is located entirely within the Green Wedge and has been successfully filtered through Stage 1 of the Candidate Sites assessment.

8.2.3. Of those sites that have been identified in the above Table for needing assessment, the Table below provides a summary of the assessment. The detailed assessments are provided in **Appendix 2A.**

Table 35: Candidate Sites 2023: EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/2008	Land at Dyffryn Road, Bryncoch	The development of this site will close the gap between Dyffryn Clydach and Bryncoch. However, on the	Development of the Candidate Site parcel would not lead to a managed form of urban expansion. Whilst the site	Whilst there is limited urban development within the proposed site. Development of the Candidate Site would retain	The Candidate Site parcel plays no role in conserving the historic character. The fields play do	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration	**The Candidate Site parcel should not be released from the Green Wedge.** Whilst development of the

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		ground there will still be a perception of separation. This is because of a line of trees creating a natural barrier separating the	adjoins the built form of Dyffryn Clydach, the site is not connected to existing urban area.	strong boundaries which would help to assist in the safeguarding of the countryside from encroachment.	not play a role in protecting the setting of Bryncoch. They do however play somewhat of a role in the setting of	by encouraging the recycling of derelict and other urban land.	Candidate Site parcel would not lead to the perception of coalescence between Dyffryn Clydach and Bryncoch and would lead to the creation of strong

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		two settlements.			Dyffryn Clydach.		boundaries. Development of the Candidate Site parcel would not be a managed form of urban expansion as the site is not adjacent to the existing urban area.

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/P/2006	Land at Gellinudd, Pontardawe	Development of the Candidate Site parcel would not lead to the coalescence of the settlements of Rhos and Gellinudd. Whilst the	Development of the Candidate Site parcel would lead to a managed expansion of the urban area. This parcel is well connected to existing	Development of the Candidate Site parcel will lead to the creation of strong defensible boundaries. Therefore, development will	The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of	**The Candidate Site parcel should be released from the Green Wedge.** Development of the Candidate Site will not lead to the coalescence of the settlements of

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		existing built form on the other side of the A474 (petrol station etc.) is not within the settlement limit, due to this existing built form,	development and will 'in fill' a gap between residential dwellings to the north and the development on the other side of the A474 (	not encroach into the countryside.		derelict and other urban land.	Rhos and Gellinudd, would be a controlled expansion of the urban area, would not lead to countryside encroachment and urban sprawl.

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		development of this Candidate Site parcel would not be perceived to impact upon the physical separation of the settlements.	petrol station etc.).				

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/2009	Land adjacent to Princess Drive, Neath	The development of this site will not result in the coelescence of settlements.	Development of the Candidate Site parcel would not lead to a managed form of urban extension. Whilst the site adjoins the	The parcel is surrounded by strong defensible boundaries which would not be lost if the site were allocated for development. Development would therefore	The Candidate Site parcel does not play a key role in conserving the historic character or	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of	**The Candidate Site parcel should not be released from the Green Wedge.** Whilst the Candidate Site parcel does adjoin the urban area and

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			existing urban area it is comprised of part of the wider well-established dense tree belt between the existing urban area and the	not lead to countryside encroachment.	setting of the urban area.	derelict and other urban land.	would not lead to the coalescence of settlements, it would not form a managed urban expansion as whilst the site adjoins the urban area it is comprised of part of the wider

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			wider Green Wedge.				well-established dense tree belt between the existing urban area and the wider Green Wedge and has a greater relationship with this area than the urban area.

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/2024	Land adjoining Highlands Playground	Whilst development would lead to the coalesence of the settlements of Neath Abbey and Longford, on the ground the settlements	Whilst the development of the parcel would lead to the coalesence of settlements, it would not impact upon the boundaries and separation of	Whilst development of the site would lead to the physical coalesence of the settlements, development would be screened by an	The parcel therefore play no role in the setting of the built or historic environment.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of	**On balance it is considered that the parcel is considered to be suitable for release from the Green Wedge.** Whilst development of the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		are separated by a very dense tree belt and a hill. If the site were to be developed, development within the site would not be	the settlements on the ground. Development of the site would be well contained by the existing urban area and Green Wedge features.	extensive tree belt and hill. This is currently a good strong defensive barrier, and it would not be impacted by development.		derelict and other urban land.	site would lead to the physical coalescence of the settlements of Neath Abbey and Longford, the settlements are separated by a very dense tree belt and a hill. If

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		visible from Neath Abbey.					the site were to be developed, development within the site would not be visible from Neath Abbey.

Table 36: Candidate Sites 2023: EN3/2: Skewen/ Birchgrove

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/2017	Land to the South of Drumau Road	The development of this site will not result in the coelescence of settlements. The Candidate Site adjoins the	The Candidate Site parcel is well connected to the urban area, with residential properties on three sides.	The Candidate Site parcel is currently undeveloped but surrounded on three sides by residential accommodation. Development of the	The Candidate Site parcel plays no role in conserving the historic character or setting of the	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by	**The site is considered to be suitable for release from the Green Wedge.** The Candidate Site parcel joins the urban area on the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		urban area on the southern eastern and western boundaries. It is essentially cut out of the urban area rather than being on the edge of a	Development of the site would not lead to the loss of a defensive boundary and would 'round off' the settlement in this location. Development of	Candidate Site parcel would retain a defensible northern boundary for the settlement to assist in the safeguarding of the countryside from encroachment.	urban area.	encouraging the recycling of derelict and other urban land.	southern, eastern, and western boundaries. Development of the Candidate Site parcel would not lead to the 'jutting out' of the settlement and instead lead to the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		settlement. Given this, there is already existing settlement between the site and Birchgrove. The site itself therefore plays no role in this	this Candidate Site parcel would constitute a managed form of Green Wedge release.				rounding off of the settlement. It would not impact upon settlement coalescence and would be a manged form of urban release. Development would lead to the retention

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		settlement separation.					of a strong Green Wedge boundary preventing countryside encroachment and urban sprawl.

Table 37: Candidate Sites 2023: EN3/3: Neath/ Tonna/ Cimla/ Efail Fach

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/2018	Land at Cefn Saeson Fawr Farm	The development of this site will not result in the coalescence of settlements. The topography and characteristics of	Development of the Candidate Site parcel would be a managed expansion of the urban area. Since the	Development of the Candidate Site parcel will not result in the loss of strong defensible boundary as this has already been	The parcel therefore plays no role in conserving the historic character of the urban area and a	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by	**It is considered that the Candidate Site should be released from the Green Wedge.** The development of Cefn Saeson School has led to

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		the Green Wedge (including trees) help to maintain the separation of the settlements.	development of the Cefn Saeson School within the Green Wedge the existing strong defensive boundary to the Green Wedge has been	lost through the development of the new school in the Green Wedge. Development of the site will lead to the infilling of the existing gap between the school and	limited role in the setting of the urban area	encouraging the recycling of derelict and other urban land.	the removal of the existing strong defensive urban boundary. Development of the site will infill the gap between the school and the existing reidential housing, and the school and

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			removed. Development would infill the gap behind the school, adjacent to the existing residential development and any development	residential dwellings, and the school and cricket ground. A natural settlement limit will be created with the lane, cricket ground and hedgerow. Development of			the cricket ground, and will lead to the creation of a sensible settlement boundary prevening further urban sprawl/ countryside encroachment. Development would therefore comprise

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			along the B4287 would be contained between the school and cricket ground.	the Candidate Site parcel will therefore not lead to wider countryside encroachment.			of a managed urban expansion and not lead to the coalescence of the settlements of Efail Fach and Cimla.
RLDP/N/2020	Land at Tyn-y-	Development of the site would not result in the	Whilst the development of the Candidate	Development of the Candidate Site parcel would not	The Candidate Site plays no	All Candidate Site parcels have been	**The Candidate Site parcel should not**

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
	Waun Farm	coelescence of settlements. The topography and trees within the Green Wedge play a key role in maintaining the separation of the settlements of	Site parcel would not lead to an isolated form of development, the parcel is not well contained by the urban area. It would therefore not	lead to the creation of a strong defensive boundary between the urban area and the Green Wedge. Instead, development would sprawl into	role in conserving the historic character but does play a role in the setting of the urban area.	identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.	**be released from the Green Wedge**. Development of the Candidate Site parcel would not lead to a managed expansion of the urban area and would impact upon

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		Cimla and Efail Fach.	result in a managed urban extension.	the wider countryside.			the setting of the existing urban area.

Table 38: Candidate Sites 2023: EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/2019	Land at Gelli Bwlch	Development of the Candidate Site parcel will not lead to the coalescence of the settlements of Jersey Marine and Llandarcy.	Development of the Candidate Site would lead to an isolated form of development within the Green Wedge and	Developmetn of the Candidate Site parcel would result in the loss of the existing strong defensible boundary between the site	The Candidate Site parcel plays a role in terms of the setting of the historic and built environment.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration	**The Candidate Site should not be released from the Green Wedge**. Whilst development of the Candidate Site parcel would not lead to the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			therefore not a managed form of urban expansion. The Candidate Site parcel does not adjoin the existing urban area, it is not contained by	and the existing settlement and facilities at Llandarcy Sports Academy. Whilst the Candidate Site parcel has good strong boundaries development of		by encouraging the recycling of derelict and other urban land.	merging of settlements, development of the Candidate Site parcel would not lead to a managed form of urban expansion. The Candidate Site parcel does not

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			existing built form due to the Village Green and the extensive tree belt between the site and the existing settlement and the site and the	the Canddiate Site parcel would extend development beyond the well-established boundary and lead to development in this undeveloped			adjoin the existing built area. Instead, it is separated from the settlement limit (and development to the north outside of the settlement limit) by an extensive tree belt. This tree belt forms

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			facilities at Llandarcy Sports Academy and would introduce development into a part of the Green Wedge which is not	part of the Green Wedge.			a strong defensive barrier to development in this part of the Green Wedge and forms part of the setting of Llandarcy Village and associated built form. Whilst the Candiate Site

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			currently developed.				parcel has good strong boundaries, development beyond the existing well-established boundary would lead to development into a currently undeveloped part

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							of the Green Wedge changing the characteristics of this part of the Green Wedge.
RLDP/N/2018	Land at Dream Fields	Development of the Candidate Site parcel will not lead to the	Development of the Candidate Site would not result in a	There is no urban development within the proposed site.	The Candidate Site parcel plays no role in conserving the	All Candidate Site parcels have been identified as	**The Candidate Site parcel should not be released**

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		coalescence of the settlements of Jersey Marine and Llandarcy.	managed expansion o the urban area. The Candidate Site parcel does not adjoin the existing urban area and would lead to an	Development of the Candidate Site parcel will lead to an isolated form of development within the countryside.	historic character or setting of the urban area.	playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.	**from the Green Wedge.** Whilst development of the Candidate Site parcel would not lead to the coalescence of settlements, development of the parcel would not

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			isolated form of development.				form a manged release of the urban area as development of the Candidate Site parcel would lead to an isolated form of development.

Table 39: Candidate Sites 2023: EN3/5: Margam

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/PT/2007	Land at Longlands Farm	The development of this site will not result in the coelescence of the settlements of Pyle and Coed Hirwaun.	Development of the Candidate Site parcel would not result in a managed expansion of the urban area.	Whilst the Candidate Site parcel has good strong boundaries, development of the Candidate Site parcel would	The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration	**The Candidate Site parcel should not be released from the Green Wedge**. Whilst the Candidate Site parcel would not lead to the coalescence of the

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			While the site is in close proximity to development in Pyle, development of the site would 'jut out' into the Green Wedge.	result in the loss of a strong defensive boundary. If the site were developed with the loss of this boundary there would be greater pressure for		by encouraging the recycling of derelict and other urban land.	settlements of Pyle and Coed Hirwaun, it would not be a managed expansion of the urban area. The site is only connected on one side to development in Pyle and is separated by a

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
				additional development and therefore countryside encroachment.			strong defensible boundary. Development beyond this boundary would result in development 'jutting out' into the countryside which would lead to further

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							pressure for other development in this location and therefore further countryside encroachment.
RLDP/PT/2012	Land at Old Park Farm	N/A	N/A	N/A	N/A	N/A	These parcels form part of the wider Candidate Site

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							parcel RLDP/PT/2022: Land adjacent to Coed Hirwaun. This wider parcel has been considered to be suitable for release from the Green Wedge.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							These parcels themselves would not be suitable for release from the Green Wedge on their own as they would lead to isolated development within the countryside.

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/PT/2014	Land at Old Park Farm – Site 2	While the site is adjacent to Eglwys Nunydd it is not located within the settlement limit. The nearest settlements are therefore Margam and	Development of the Candidate Site parcel would not result in a managed form of urban expansion as the Candidate Site parcel does not adjoin the	Whilst the site joins Eglwys Nunydd this is not within the urban area. Development of the Candidate Site parcel would therefore result in countryside	The Candidate Site parcel plays a limited role in terms of the setting of the historic environment and urban area.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging	**Part of the Candidate Site parcel (RLDP/PT/UC025) has been assessed as being suitable for release from the Green Wedge.**

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		Pyle. (Coed Hirwaun is to the east of the site). Development of the Candidate Site parcel would not result in the coalescence of	existing urban area.	encroachment as the site does not join the existing urban area. If a settlement boundary was proposed around Eglwys Nunydd, it is considered		the recycling of derelict and other urban land.	**Other than this part, the Candidate Site parcel is not considered to be suitable for release from the Green Wedge.** Whilst development of the Candidate Site

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		the settlements of Margam and Pyle.		that the development of this parcel would not create a strong defensible boundary and therefore further countryside encroachment.			parcel will not result in the merging of settlements, development of the Candidate Site parcel is not considered to be a managed urban expansion and instead would result

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							in further countryside encroachment and urban sprawl.
RLDP/PT/2013	Land at Old Park & Newlands Farm	Development of the Candidate Site parcel would not result in the coalescence of	Development of the Canddiate Site parcel would not lead to a managed	There is no urban development within the proposed site and is not	The Candidate Site parcel therefore plays a limited role in maintaining the historic	All Candidate Site parcels have been identified as playing no role in assisting	**The Candidate Site parcel is not considered to be suitable for release from the Green Wedge**.

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		the settlements of Margam and Pyle.	expansion of the urban area. Development of the Candidate Site would lead to an isolated form of development within the Green Wedge.	adjacent to any existing development. However, the southern parcel does have strong defensible boundaries. The northern parcel as slightly	character of the area but no role in terms of the setting of an adjacent urban area.	urban regeneration by encouraging the recycling of derelict and other urban land.	Whilst development of the Candidate Site parcel would not result in settlement coalescence, development of the Candidate Site parcel would not result in a managed form of urban

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
				weaker boundaries to the north.			expansion. The Candidate Site parcel is not adjacent to the urban area or any existing built form that could be incorporated into a settlement limit as part of work ahead of the Deposit Plan.

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Development of the Candidate Site parcel would result in isolated development within the Green Wedge.
RLDP/PT/2015	Land Adjacent	Development of the Candidate Site	Development of the Candidate Site parcel presents	The development of the Candidate	The northern parcel of the Candidate Site	All Candidate Site parcels have been	**The Candidate Site parcel is considered to be**

Candidate Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
	to Coed Hirwaun	parcel would not result in the coalescence of the settlements.	the opportunity to comprehensively sensibly expand the existing settlement. Whilst development would not in a typical sense 'round off' the settlement	Site parcel would not impact upon countryside encroachment. The existing settlement has strong boundaries to assist in the safeguarding of	plays a role in helping to protect the setting of Margam Park and Margam Mountain Landscape of Historic Interest. With	identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and	**suitable for release from the Green Wedge.** Development of the site would not result in the coalescence of two or more settlements and is considered to be a

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			pattern, it would not 'jut out' into the countryside. Instead the existing development would be brought towards the A48 and mirrored on the other side of	the countryside from encroachment and the Candidate Site provides also provides strong boundaries to assist in the safeguarding of	the existing trees and woodland areas, it is considered that these landscape settings would not be fundamentally	other urban land.	managed expansion of the urban area.

Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			the road. The woodland areas, hedgerows and trees would provide good barriers and contain the site. Development of the Candidate Site parcel would	the wider countryside from encroachment.	altered by development of the parcel.		

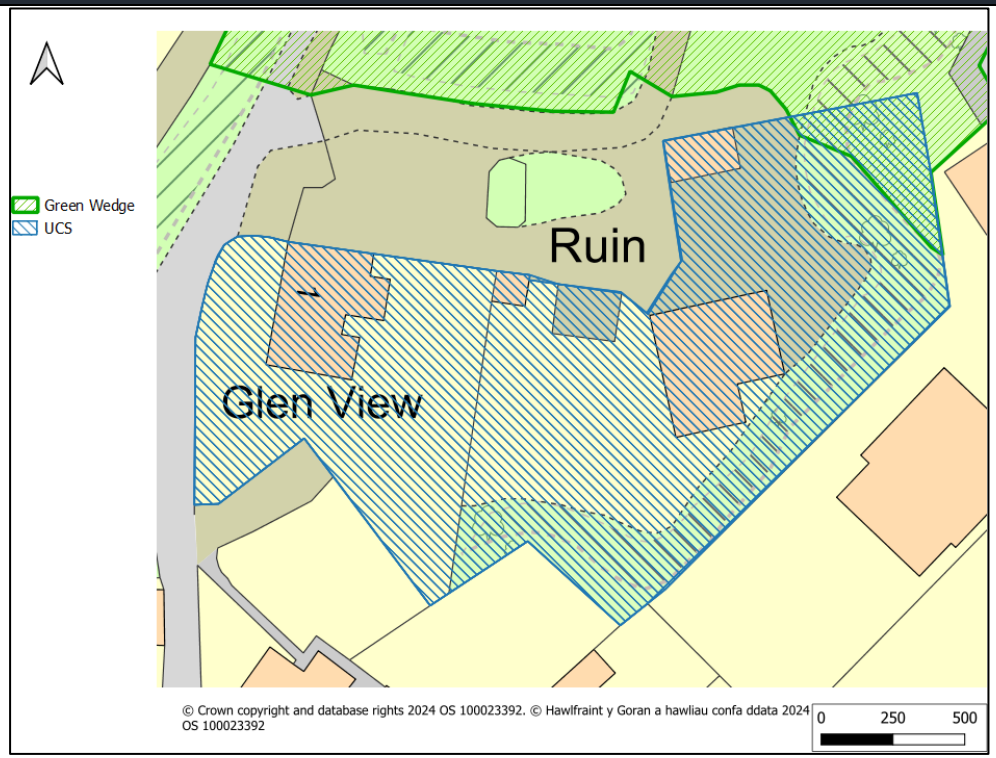
Candidate Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			therefore be a managed expansion of the urban area				

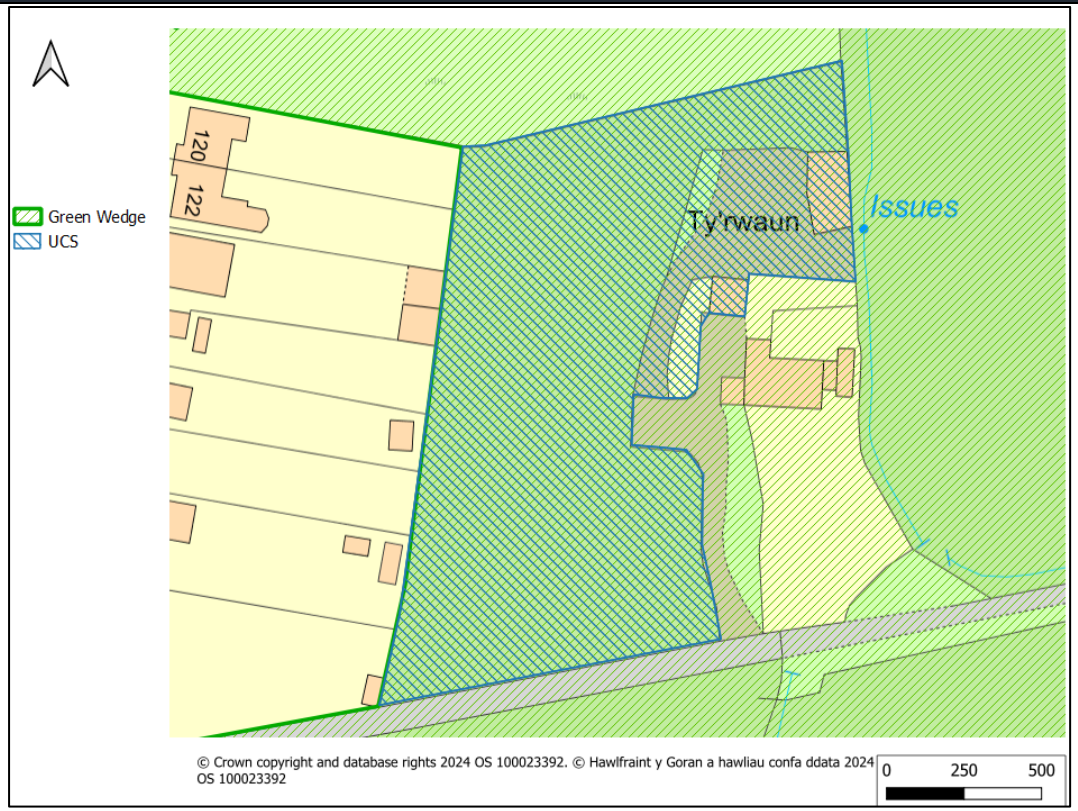
8.3. Urban Capacity Sites 2023

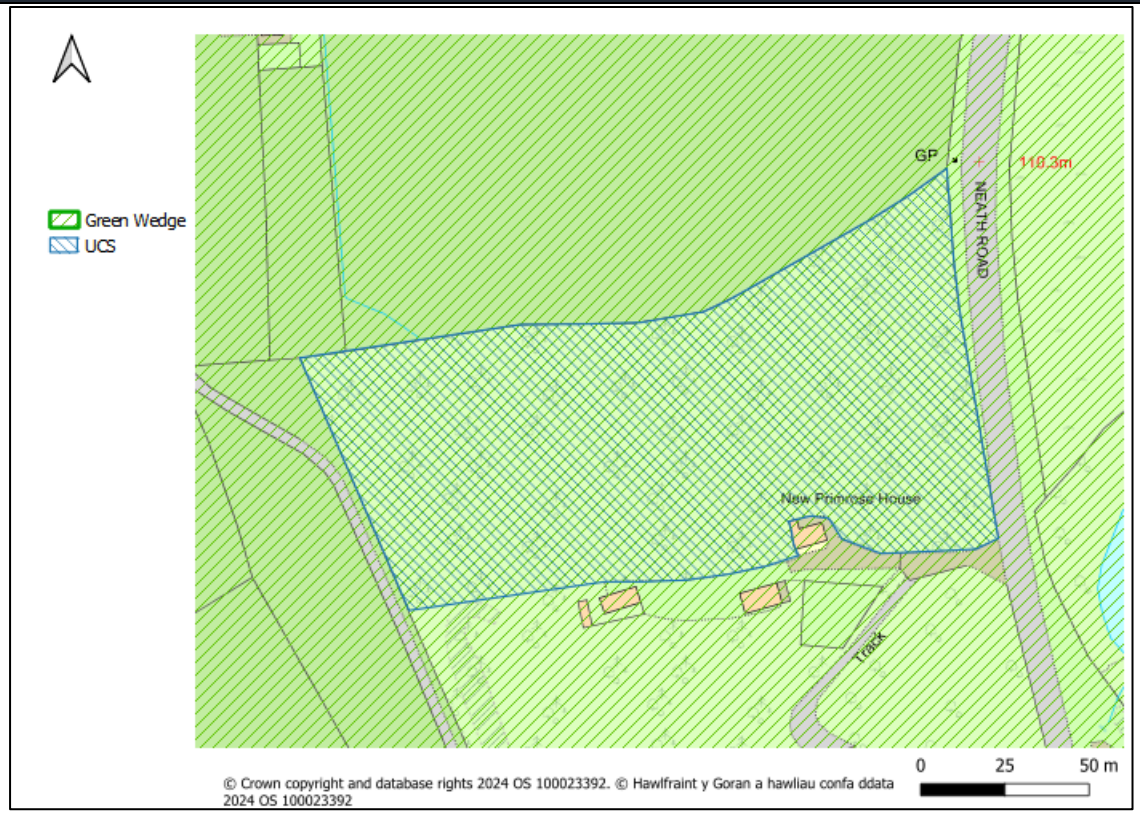
8.3.1. A total of 167 sites were submitted as part of the 2023 urban capacity call for sites. Of these, 29 are located within the Green Wedge/ joining the Green Wedge.

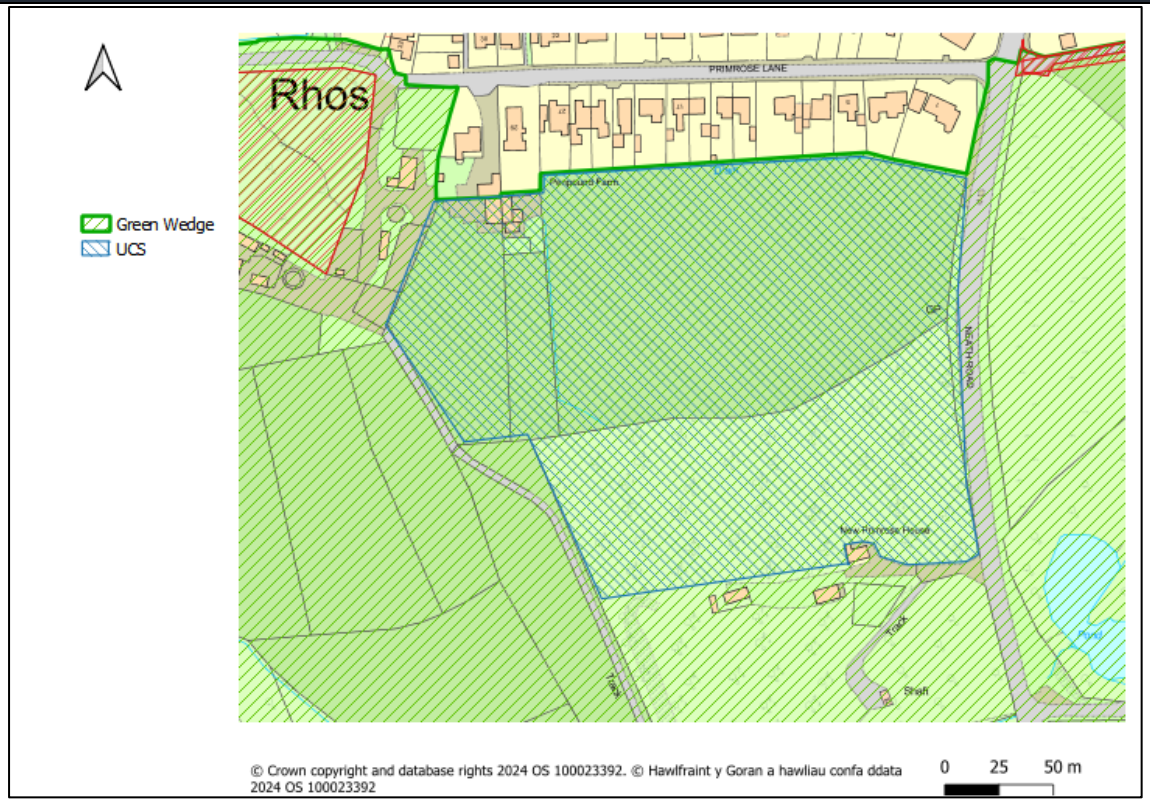
8.3.2. The Table below provides a map of the site in relation to Green Wedge, a map of the site in relation to Green Wedge, and information as to whether the site was assessed as part of the Green Wedge Assessment.

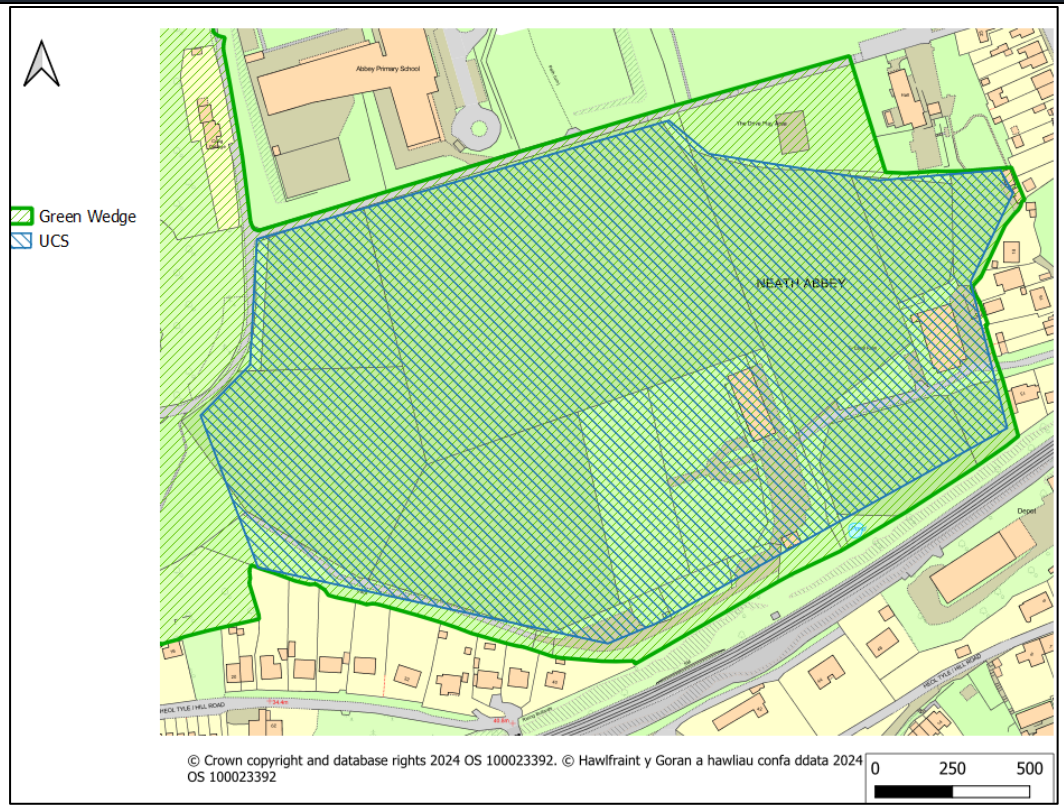
Table 40: Urban Capacity Sites 2023: EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park

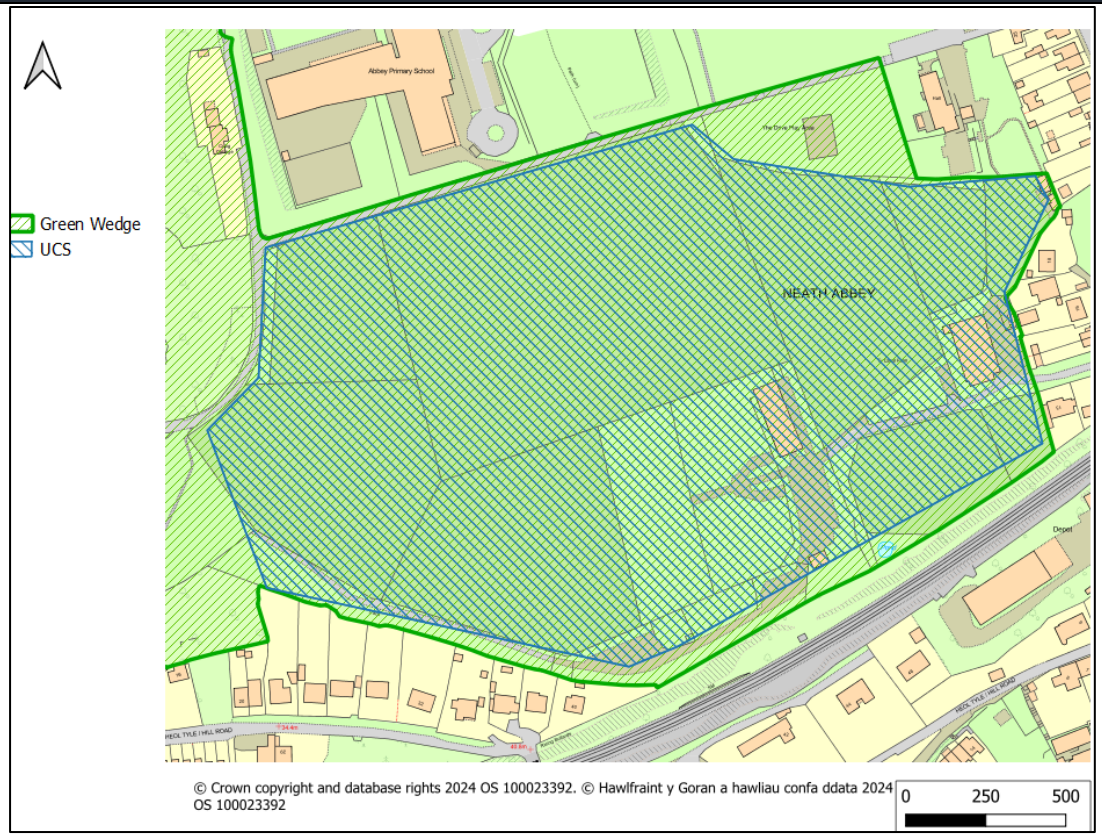
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/UC003	Land Adjoining Glen View, High Street, Alltwen		No. Only a very small part of the site is located within the Green Wedge. Should the site be identified as suitable for development, the site boundary/ Green Wedge boundary will be assessed and revised.

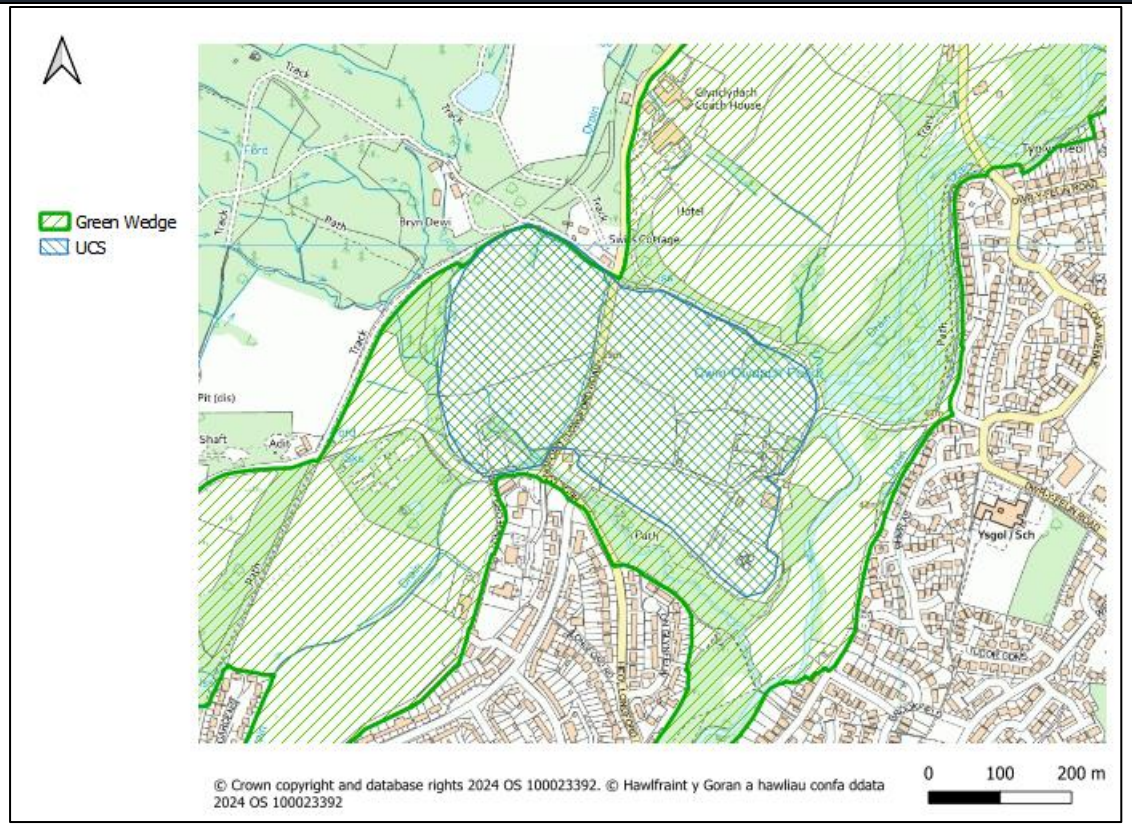
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/UC012	Tyrwaun, Rhos		Yes. The entirety of the site is located within the Green Wedge.

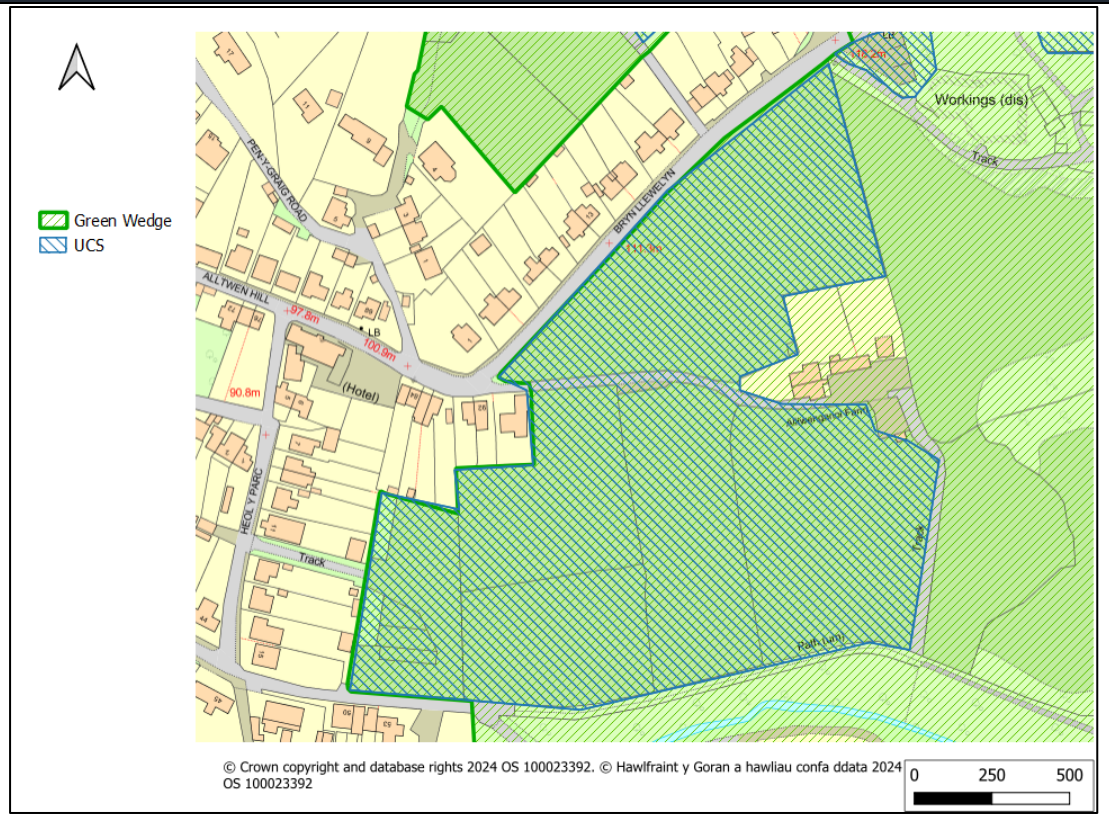
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/UC013	New Primrose House, Rhos		Yes. The entirety of the site is located within the Green Wedge.

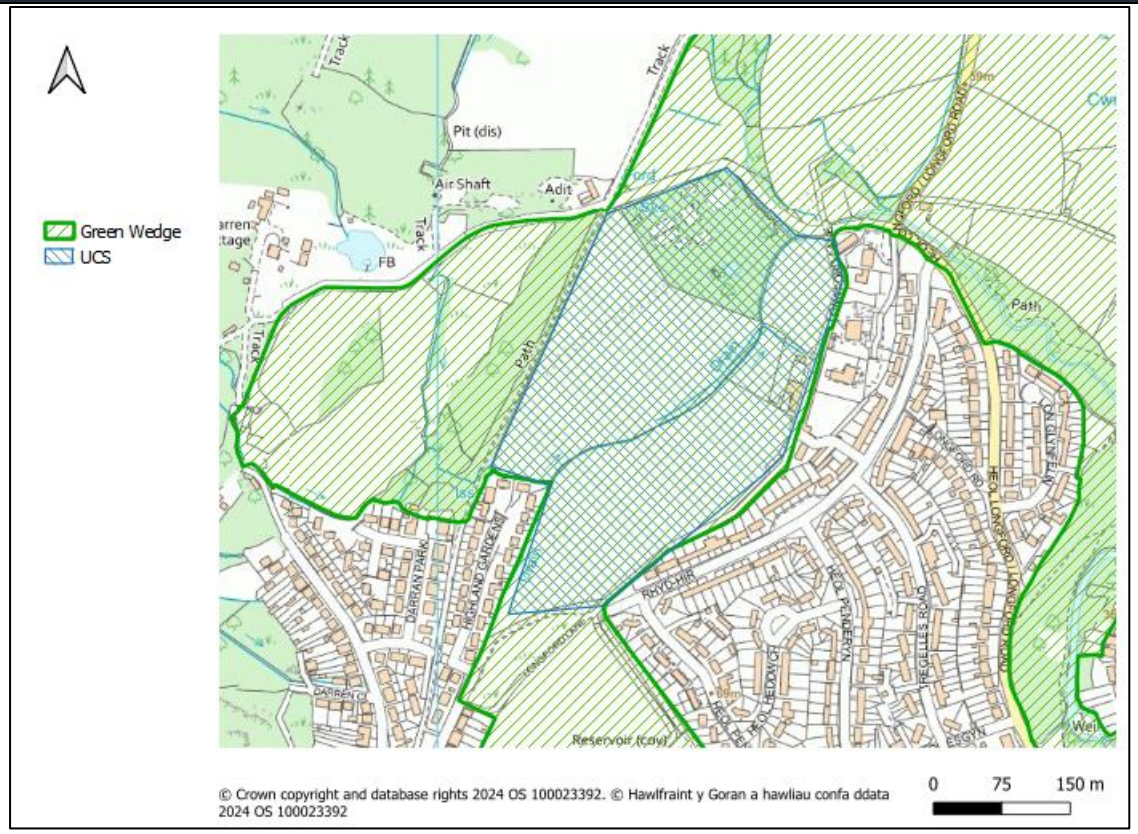
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/UC011	Land on the south side of 1 Primrose Lane, Rhos		Yes. The entirety of the site is located within the Green Wedge.

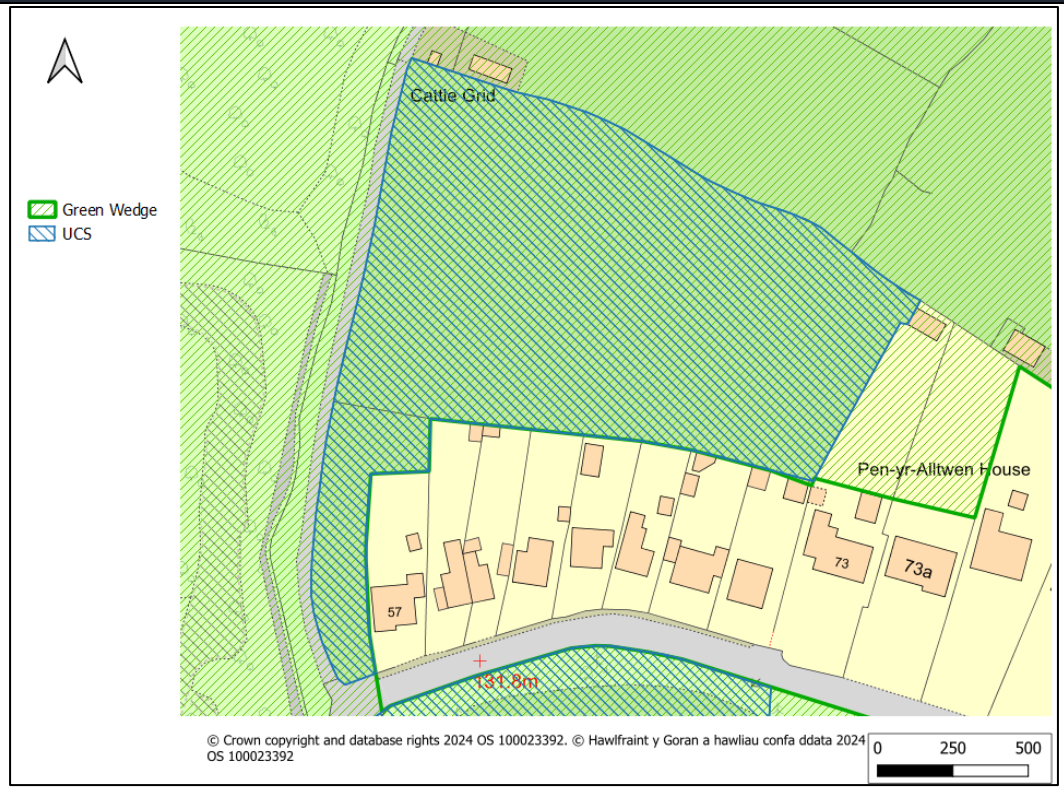
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/UC005	Ty Canol Farm – Site 1		Yes. The entirety of the site is located within Green Wedge.

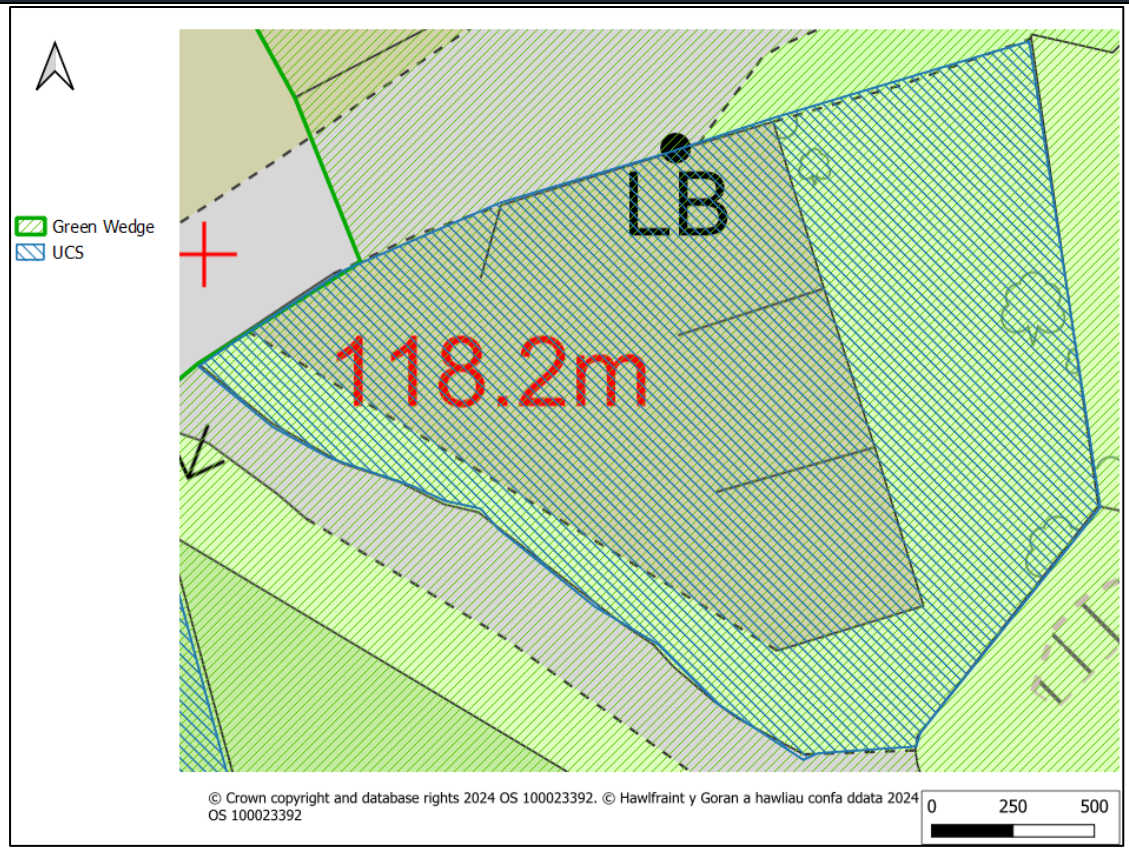
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/UC006	Ty Canol Farm – Site 2		Yes. The entirety of the site is located within Green Wedge.

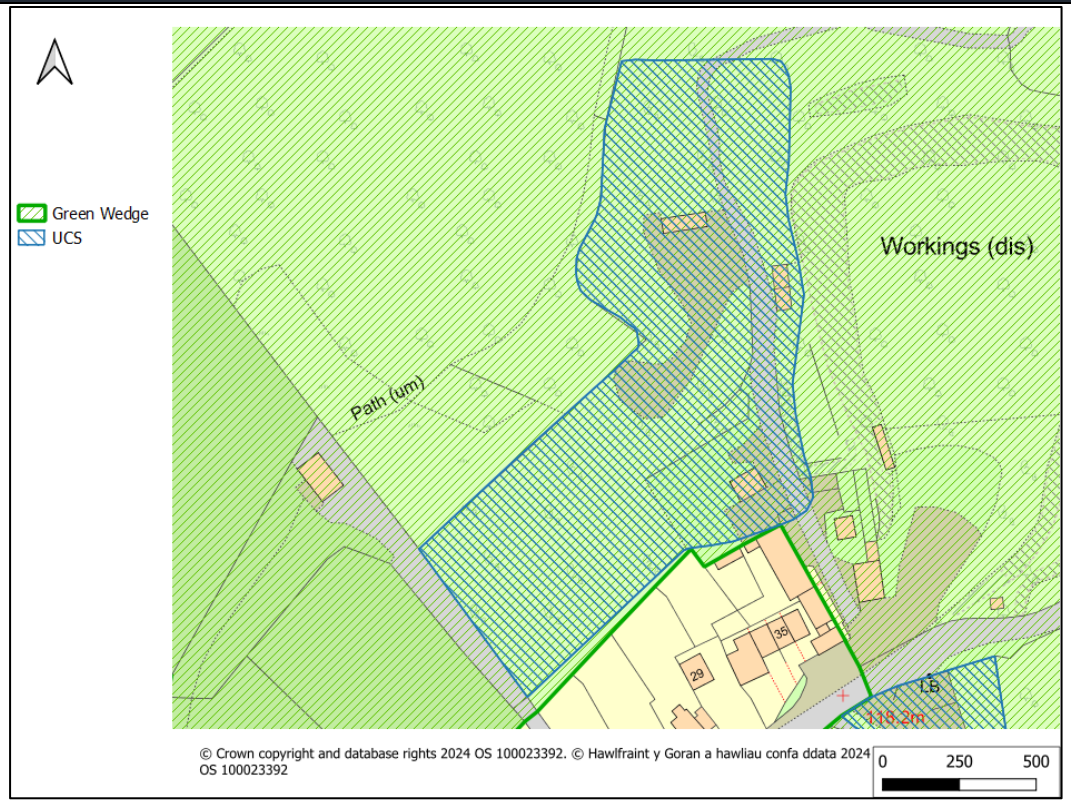
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/UC021	Land West of Neath Abbey Iron Dam		Yes. The entirety of the site is located within the Green Wedge.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/UC001	Land off Bryn Llewelyn		Yes. The entirety of the site is located within the Green Wedge.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/UC022	Land off Longford Lane		Yes. The entirety of the site is located within the Green Wedge.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/UC002	Land rear of 57-71 Pen Yr Allt, Alltwen		Yes. The entirety of the site is located within the Green Wedge.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/UC005	Yard Opposite Alltwen Quarry		Yes. The entirety of the site is located within the Green Wedge.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/UC006	Alltwen Quarry		Yes. The entirety of the site is located within the Green Wedge.

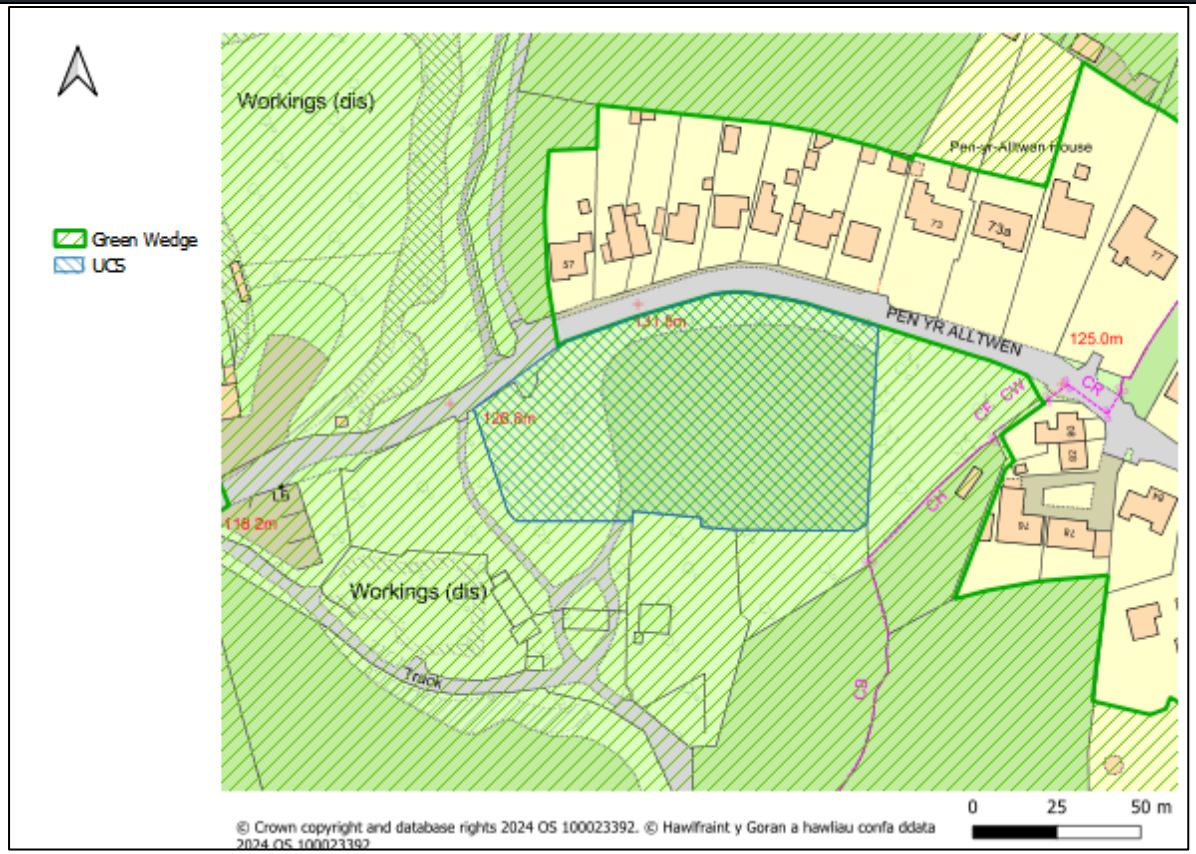
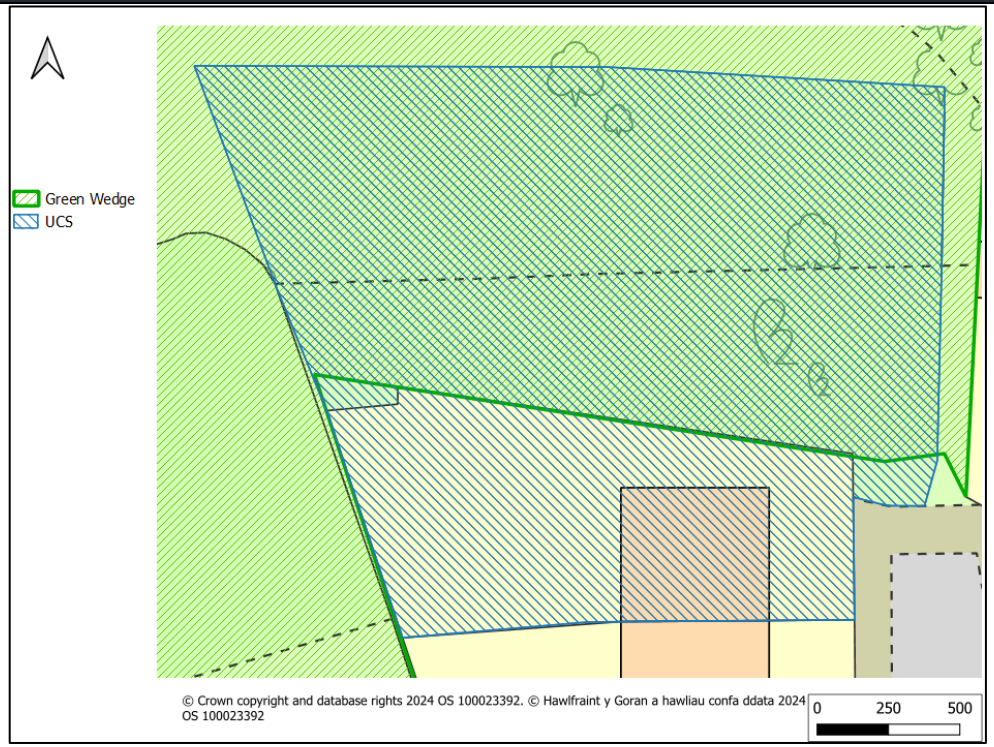
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/P/UC004	Land off Penyralltwen Road, Rhos		Yes. The entirety of the site is located within the Green Wedge.

Table 41: Urban Capacity Sites 2023: EN3/2: Skewen/ Birchgrove

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/UC017	Land at Park Crescent / Park Drive, Lonlas - Site A		Yes. The majority of the site is located within the Green Wedge.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/UC014	Lonlas Cottage		Yes. The entirety of the site is located within the Green Wedge.

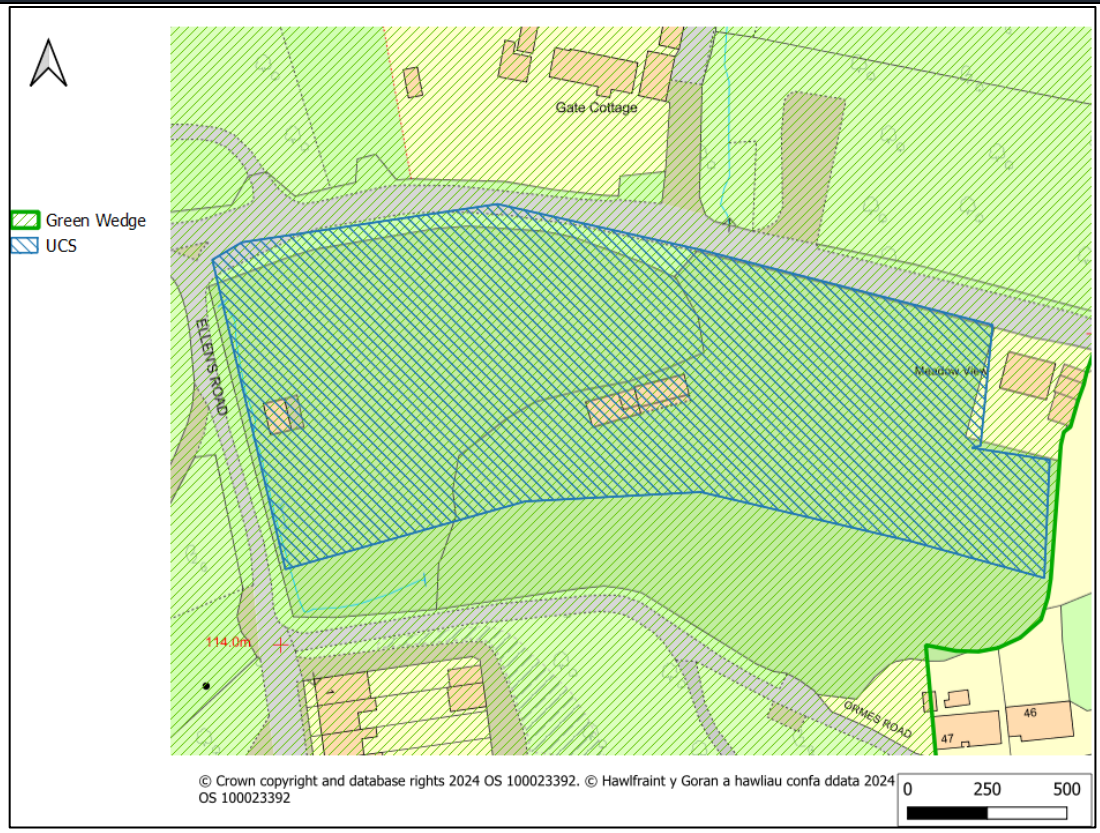
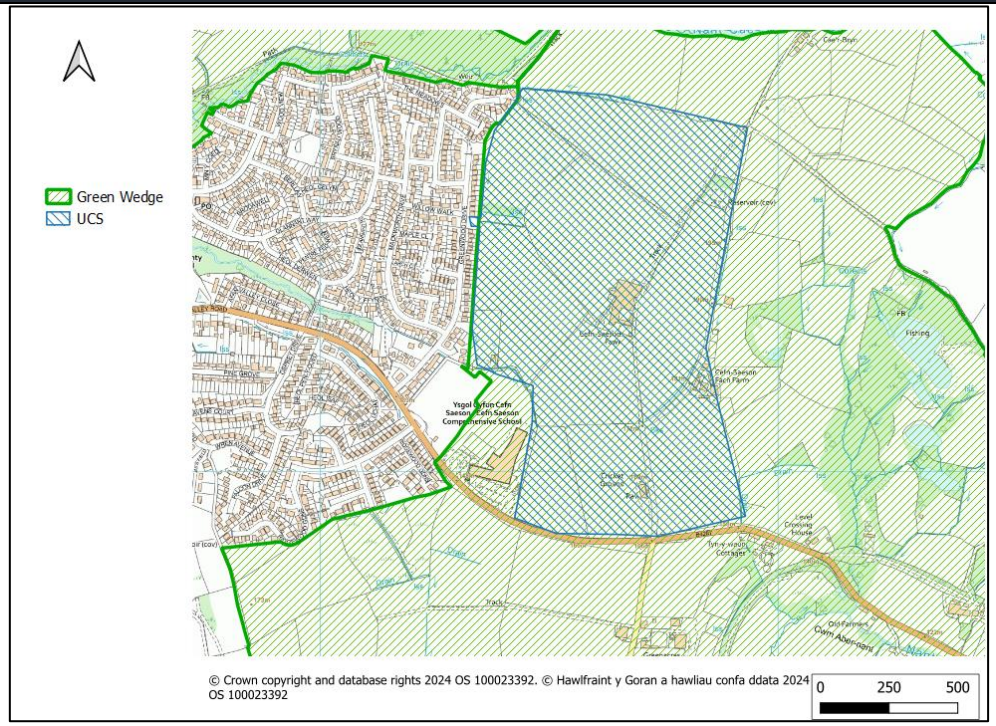
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/UC016	Land at Drummau Road		Yes. The entirety of the site is located within the Green Wedge.

Table 42: Urban Capacity Sites 2023: EN3/3: Neath/ Tonna/ Cimla/ Efail Fach

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/UC009	Garden Cottage, Cimla (rear of Cefn Saeson School) Site 1		Yes. The entirety of the site is located within the Green Wedge.

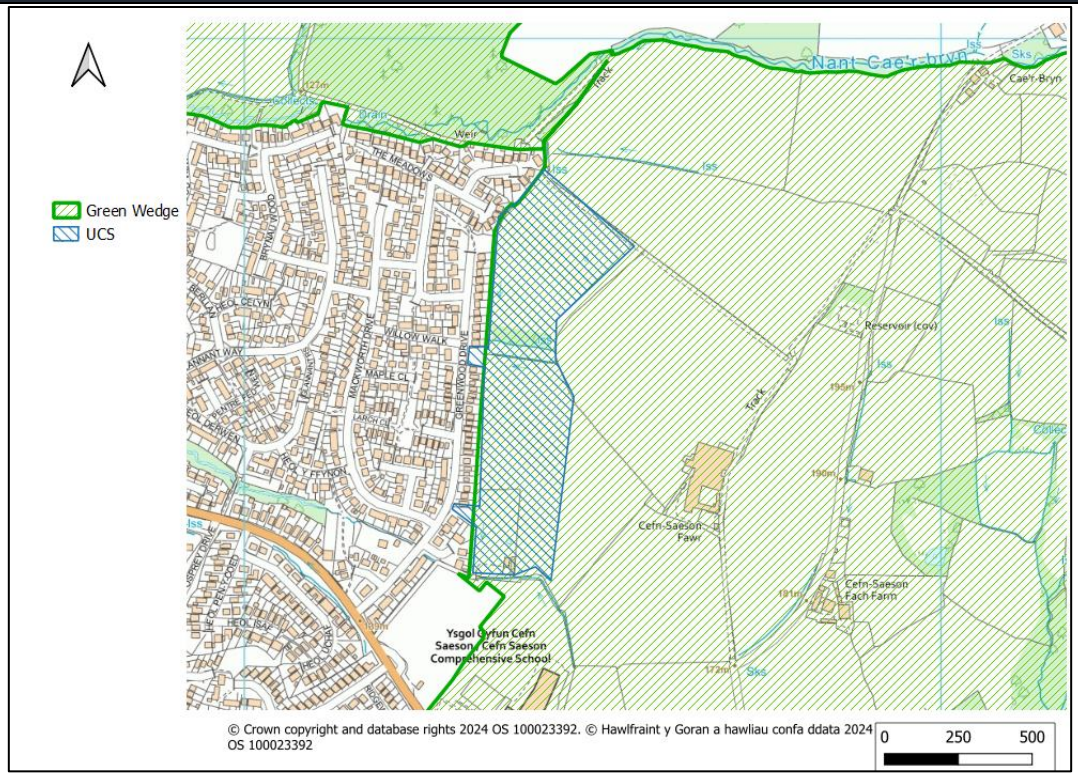
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/UC010	Garden Cottage, Cimla (rear of Cefn Saeson School) Site 2		Yes. The entirety of the site is located within the Green Wedge.

Table 43: Urban Capacity Sites 2023: EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy

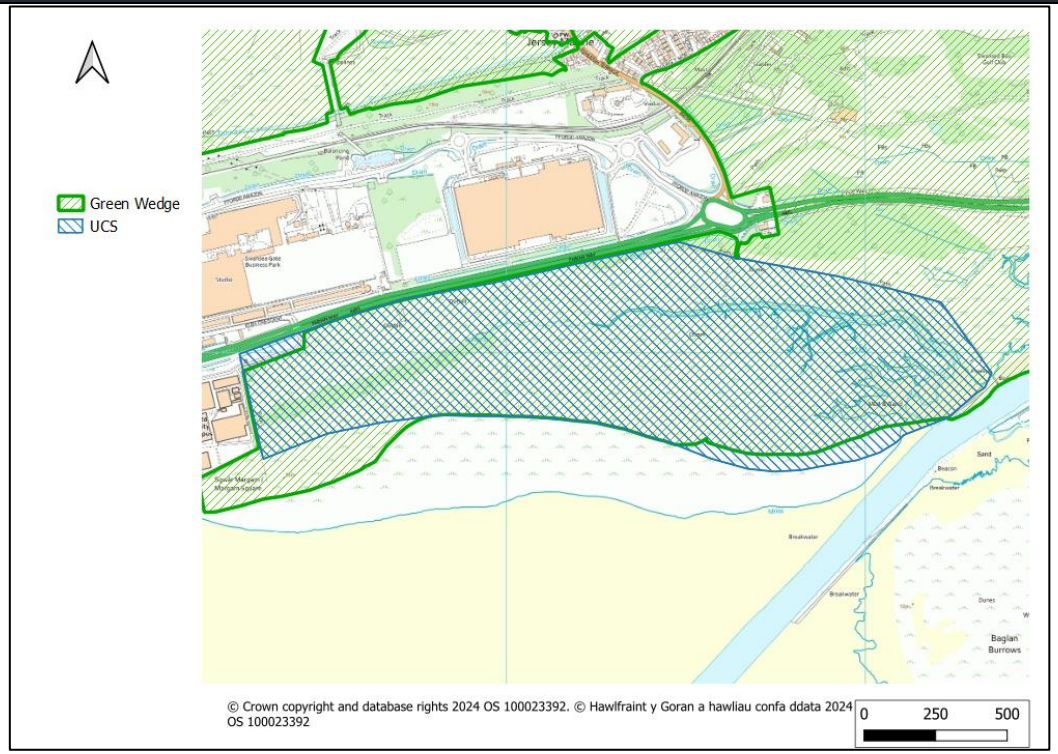
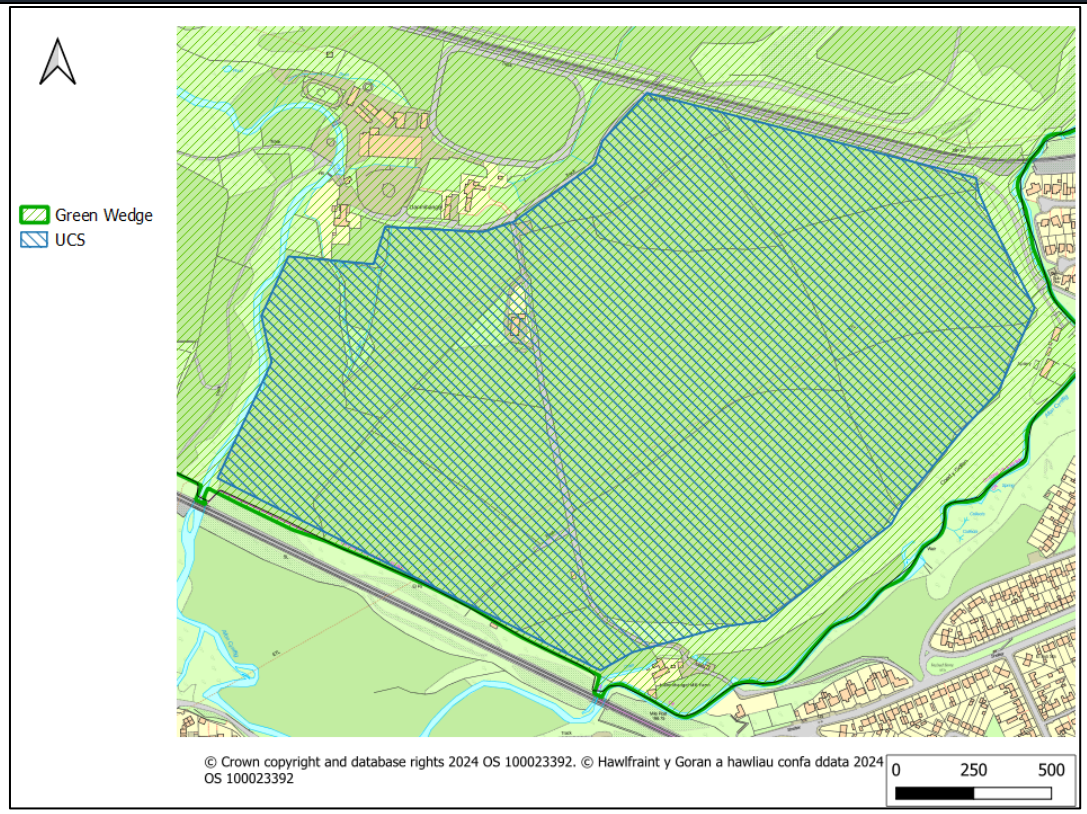
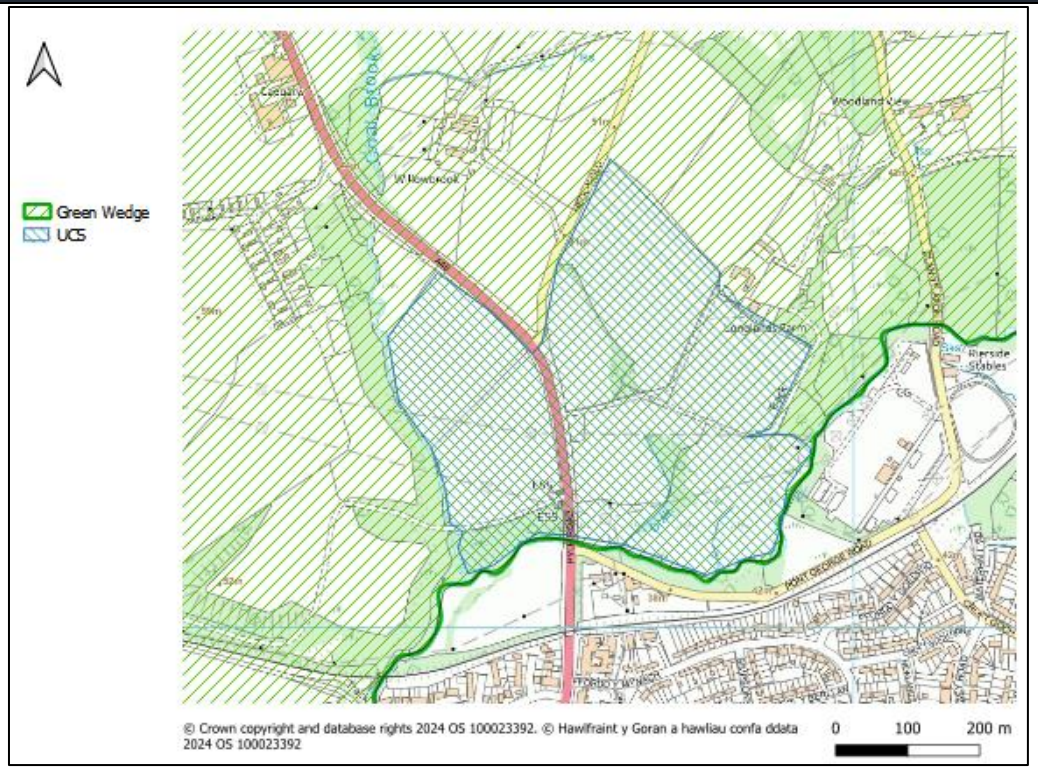
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/N/UC015	Land to the south of Fabian Way		Yes. The majority of the site is located within the Green Wedge.

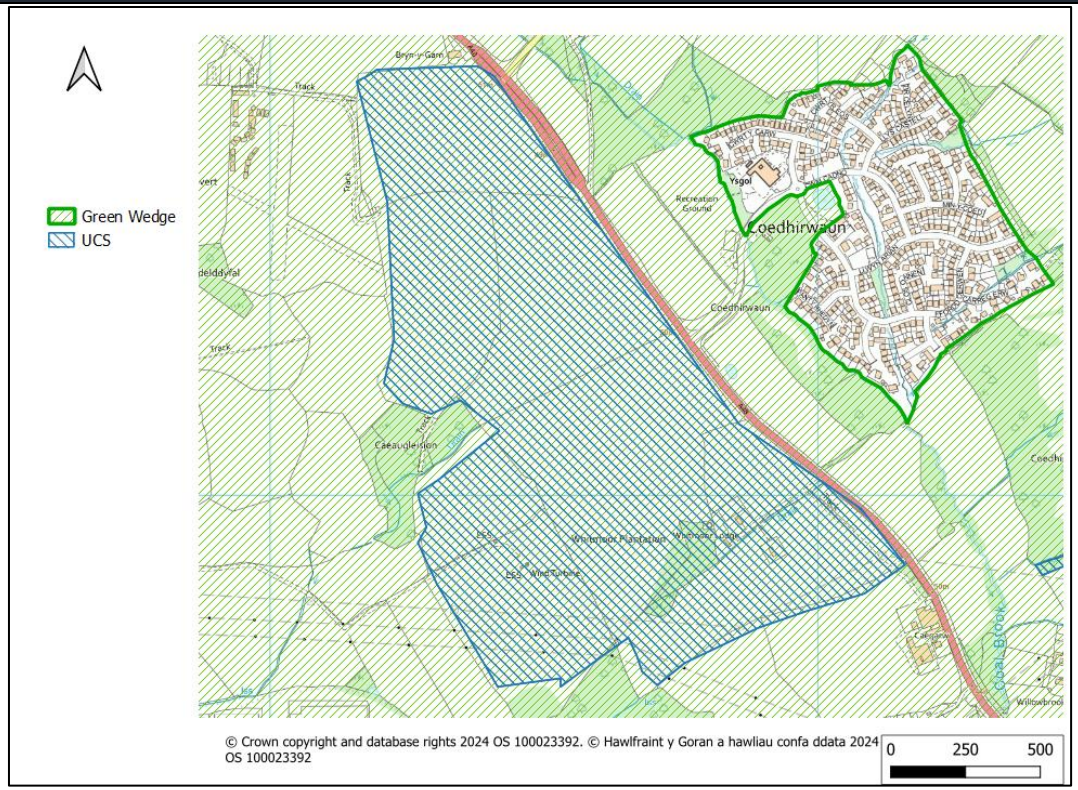
Table 44: Urban Capacity Sites 2023: EN3/5: Margam

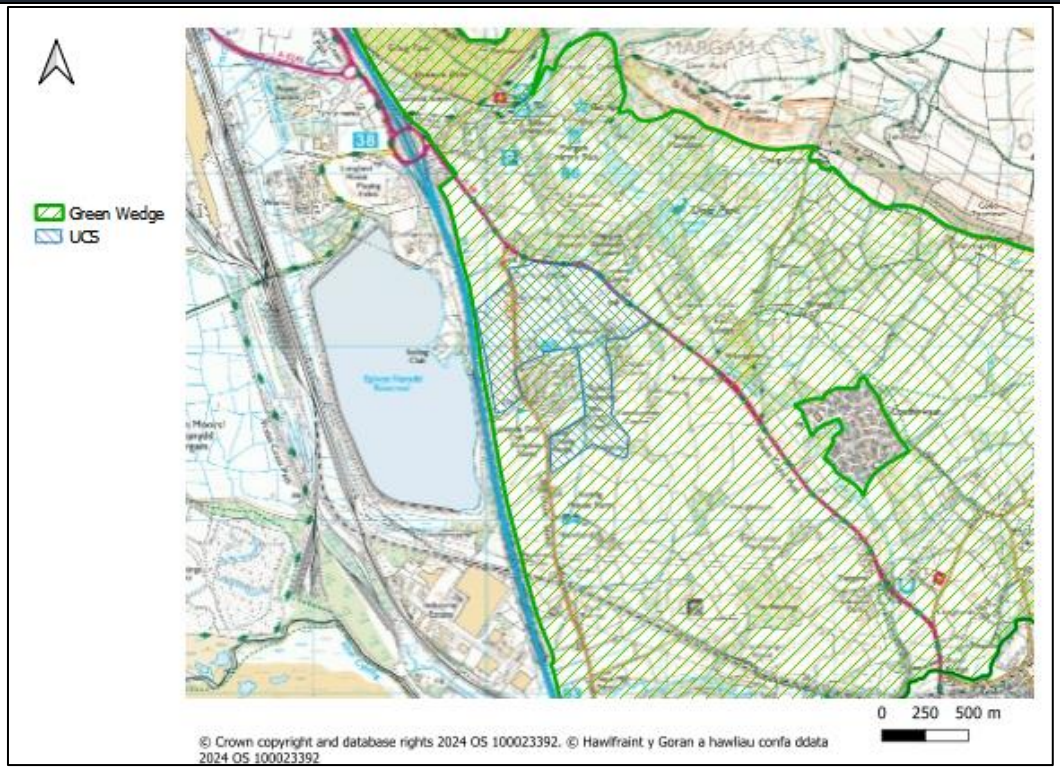
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/UC022	Land lying on the west side of Longlands Farm, Site B		Yes. The entirety of the site is located within the Green Wedge.

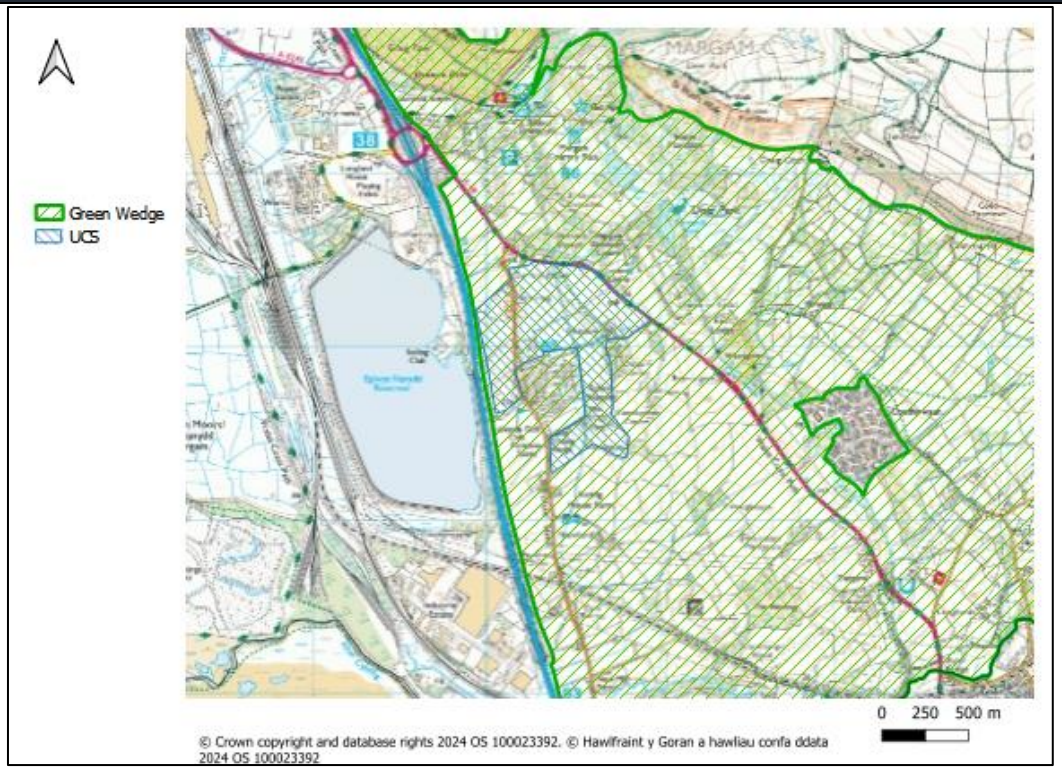
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/UC021	Land lying on the west side of Longlands Farm, Pyle		Yes. The entirety of the site is located within the Green Wedge.

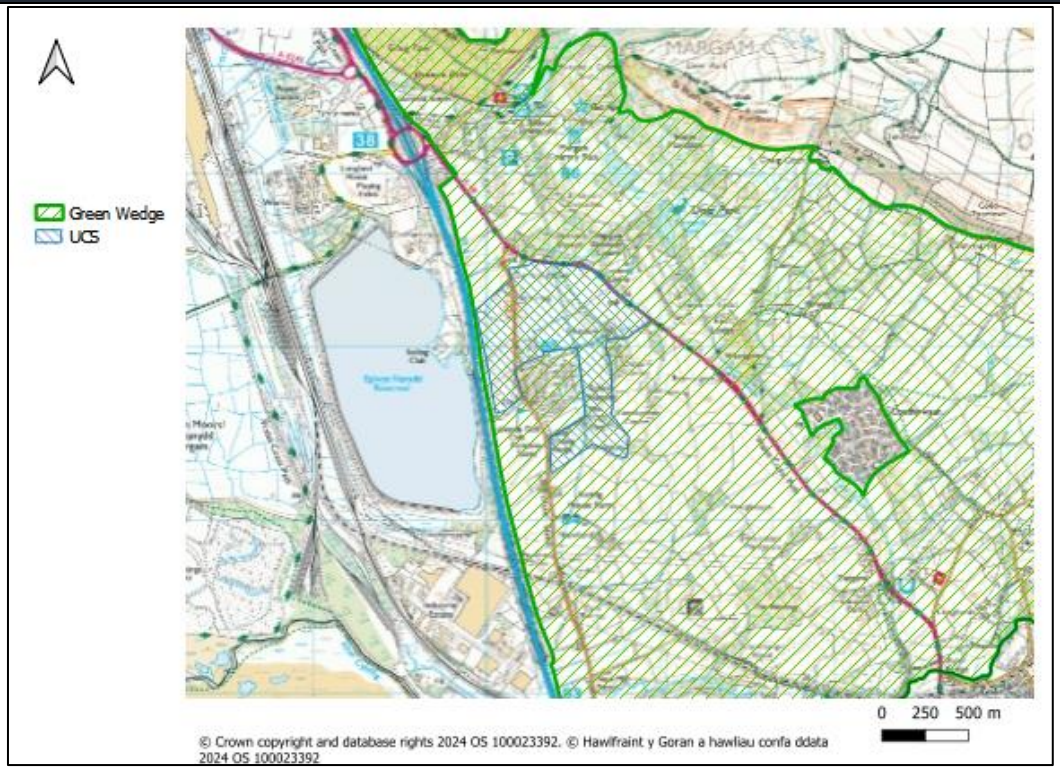
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/UC019	Graig Madoc		Yes. The entirety of the site is located within the Green Wedge.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/UC020	Land from Pyle Road to Longlands Farm		Yes. The entirety of the site is located within the Green Wedge.

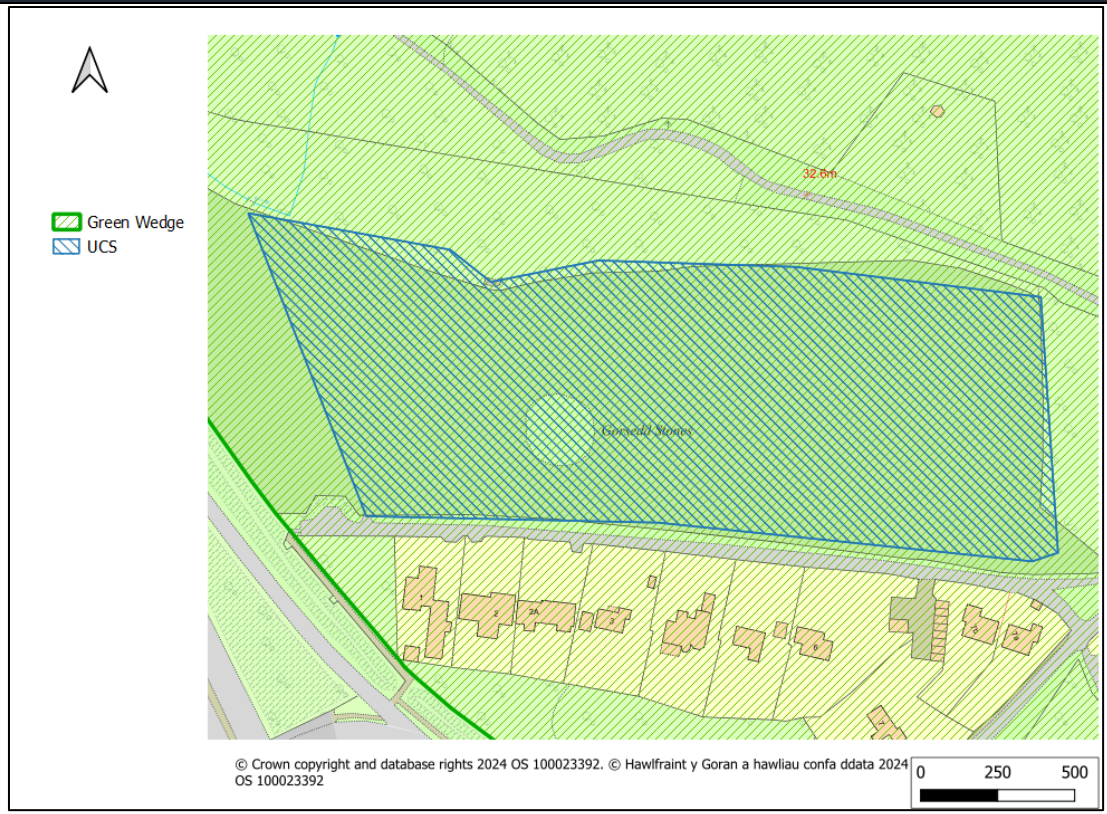
Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/UC024	Land opposite Coed Hirwaun		Yes. The entirety of the site is located within the Green Wedge.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/UC016	Land at Eglwys Nunydd – Site 1		Yes. The entirety of the site is located within the Green Wedge.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/UC017	Land at Eglwys Nunydd – Site 2		Yes. The entirety of the site is located within the Green Wedge.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/UC018	Land at Eglwys Nunydd – Site 3		Yes. The entirety of the site is located within the Green Wedge.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/UC025	Land adjacent to Afan Landscapes		Yes. The entirety of the site is located within the Green Wedge.

Site Reference	Site Name	Map	Does the site need to be assessed as part of the Green Wedge Assessment?
RLDP/PT/UC023	Land at Ten Acre Wood		Yes. The entirety of the site is located within the Green Wedge.

8.3.3. Of those sites that have been identified in the above Table for needing assessment, the Table below provides a summary of the assessment. The detailed assessments are provided in **Appendix 3.**

Table 45: Urban Capacity Sites 2023: EN3/1: Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/P/UC012	Tyrwaun, Rhos	N/A	N/A	N/A	N/A	N/A	The Green Wedge in this location has been assessed as part of the wider Candidate Site, Land

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							East of Rhos (RLDP/P/0027 and RLPD/P/0030) and this site has been deemed suitable for released. Given this, this site would also

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							need to be released to create a defensible boundary. The Urban Capacity Site is therefore considered to be suitable for

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							release from the Green Wedge.
RLDP/P/UC013	New Primrose House, Rhos	Development of the Urban Capacity Site would not lead to the	Development of the Urban Capacity Site would not lead to a managed	Development of the Urban Capacity Site would lead to countryside encroachment as the site is	The Urban Capacity Site plays no role in conserving the historic character or	All Sites have been identified as playing no role in assisting urban	The Urban Capacity Site is not considered to be suitable for release from

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		coalescence of the settlements of Bryncoch and Rhos.	expansion of the urban area as the Urban Capacity Site does not join the existing urban area.	not adjacent to existing urban area. Therefore, it will create an isolated form of development between Rhos and Bryncoch.	setting of the urban area.	regeneration by encouraging the recycling of derelict and other urban land.	the Green Wedge. Whilst development of the Urban Capacity Site would not lead to the coalescence of the

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							settlements of Rhos and Bryncoch, it is not considered that the development of the site would be a managed expansion of

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							the urban area. The site is not adjacent to the existing urban development and would therefore lead to isolated development.

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Therefore, the parcel should not be released from the Green Wedge.
RLDP/P/UC011	Land on the south side of 1	Development of the Urban Capacity	Development of the Urban Capacity	Development of the Urban Capacity Site would lead to	The Urban Capacity Site plays no role in conserving	All sites have been identified as playing no	The Urban Capacity Site should be released from

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
	Primrose Lane, Rhos	Site would not lead to the coalescence of the settlements of Rhos and Bryncoch.	Site would lead to a controlled expansion of the urban area. The Urban Capacity Site joins the urban area,	the creation of a strong defensive boundary which would prevent further countryside encroachment.	the historic character or setting of the urban area.	role in assisting urban regeneration by encouraging the recycling of derelict and	the Green Wedge. Development of the Urban Capacity Site would not lead to the coalescence of the settlements of

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			is well contained by the urban area, and would lead to the creation of a strong defensive boundary with the			other urban land.	Rhos and Bryncoch and would be a managed expansion of the urban area. The Urban Capacity Site joins the urban area, is well

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			remainder of the Green Wedge.				contained, and would lead to the creation of a strong defensive boundary.
RLDP/N/UC005	Ty Canol Farm – Site 1	Development of the Urban Capacity	Development of the Urban Capacity	Development of the Urban Capacity Site would not lead	The Urban Capacity Site plays no role in conserving	All Sites have been identified as playing no	The Urban Capacity Site is considered to be suitable

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		Site would not lead to the coalescence of the settlements of Neath Abbey and Longford.	Site would lead to a controlled expansion of the urban area. The Urban Capacity Site joins the urban area	to wider countryside encroachment. Development of the Urban Capacity Site would round off the existing settlement and create a strong	the historic character or setting of the urban area.	role in assisting urban regeneration by encouraging the recycling of derelict and	for release from the Green Wedge. Development of the Urban Capacity Site would not result in the coalescence of settlements

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			on the northern, eastern, and southern boundaries and would round off the existing settlement pattern. The western	western boundary.		other urban land.	and would be a managed expansion of the urban area. The Urban Capacity Site joins the urban area on the eastern, northern, and

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			boundary is strong, and development would be well-contained.				southern boundaries and has a strong western boundary. Development would round off the existing settlement and would be well contained.

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Development would not lead to wider countryside encroachment.
RLDP/N/UC006	Ty Canol Farm – Site 2	Development of the Urban Capacity	Development of the Urban Capacity	Development of the Urban Capacity Site would not lead	The Urban Capacity Site plays no role in conserving	All sites have been identified as playing no	The Urban Capacity Site is considered to be suitable

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		Site would not lead to the coalescence of the settlements of Neath Abbey and Longford.	Site would lead to a controlled expansion of the urban area. The Urban Capacity Site joins the urban area	to wider countryside encroachment. Development of the Urban Capacity Site would round off the existing settlement and create a strong	the historic character or setting of the urban area.	role in assisting urban regeneration by encouraging the recycling of derelict and	for release from the Green Wedge. Development of the Urban Capacity Site would not result in the coalescence of settlements

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			on the northern, eastern, and southern boundaries and would round off the existing settlement pattern. The western	western boundary.		other urban land.	and would be a managed expansion of the urban area. The Urban Capacity Site joins the urban area on the eastern, northern, and

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			boundary is strong, and development would be well-contained.				southern boundaries and has a strong western boundary. Development would round off the existing settlement and would be well contained.

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Development would not lead to wider countryside encroachment.
RLDP/N/UC021	Land West of Neath Abbey Iron Dam	Development of the Urban Capacity	Development of the Urban Capacity	Whilst the Urban Capacity Site has good	The Urban Capacity Site plays a limited role in	All sites have been identified as playing no	The Urban Capacity Site should not be released from

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		Site would not lead to the coalescence of the settlements of Dyffryn and Bryncoch.	Site would not lead to a managed expansion of the urban area. The Urban Capacity Site is not well	strong boundaries and would create a strong defensible barrier, development of the parcel would extend the settlement limit beyond	conserving the historic character and no role in conserving the setting of the urban area.	role in assisting urban regeneration by encouraging the recycling of derelict and	the Green Wedge. Whilst development of the Urban Capacity Site would not lead to the coalescence of the

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			connected to the urban area, development would not round off the settlement pattern and instead 'jut	the existing very well-defined settlement limit giving rise to a perception of countryside encroachment.		other urban land.	settlements of Dyffryn and Bryncoch, it is considered that the development of the parcels would not be a managed expansion of the urban

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			out' into the countryside.				area. The Urban Capacity Site parcels are quite detached from the existing urban area and instead form part of the wider

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							countryside, rather than the existing settlement. This is due to the strong existing well-defined boundary between the settlements

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							and these fields. Development of the Urban Capacity Site would therefore lead to development 'jutting out' into the wider

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							countryside rather than being a managed expansion.
RLDP/P/UC001	Land off Bryn Llewelyn	The Urban Capacity Site will not result in the coalescence	Development of the Urban Capacity Site would	Whilst the Urban Capacity Site has good boundaries,	The Urban Capacity Site plays a key role in the setting of the	All sites have been identified as playing no role in	Part of the Candidate Site parcel (RLDP/P/0005) is considered

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		of the settlements of Alltwen and Rhos. Development of the Urban Capacity Site would not reduce the	not result in a managed expansion of the urban area. Development of the site would visibly jut out into the countryside	development of the site would lead to the loss of the existing strong boundaries and result in a large-scale expansion of the existing urban area.	existing settlement.	assisting urban regeneration by encouraging the recycling of derelict and other urban land.	to be suitable for release from the Green Wedge. The remainder of the parcel is not considered to be suitable for release

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		separation of the existing settlements.	onto fields which form part of the setting of the existing settlement of Alltwen.	This would be highly visible.			from the Green Wedge. Whilst development of the parcel would not result in the merging of the settlements of Rhos and

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							Alltwen it would not be a managed expansion of the urban area. Development of the site would visibly jut out into the

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							countryside onto fields which form part of the setting of the existing settlement of Alltwen.

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/UC022	Land off Longford Lane	Development of the Urban Capacity Site would lead to the coalescence of Neath Abbey and Longford.	Given that development of the Urban Capacity Site would lead to the coalescence of the settlements of Neath	Whilst the Urban Capacity Site has good boundaries which would prevent further countryside encroachment, development of the Urban	Whilst the Urban Capacity Site plays no role in conserving the historic character of the area, it plays a role in the setting in this location	All sites have been identified as playing no role in assisting urban regeneration by encouraging the	The Urban Capacity Site is not considered to be suitable for release from the Green Wedge. Development of the Urban

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			Abbey and Longford, development of the site would not be a managed expansion of the urban area.	Capacity Site would result in the coalescence of the settlements.	of Neath Abbey and Longford.	recycling of derelict and other urban land.	Capacity Site would lead to the coalescence of the settlements of Neath Abbey and Longford. It would therefore not be a managed

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							urban expansion.
RLDP/P/UC002	Land rear of 57-71 Pen Yr Allt, Alltwen	Development of the Urban Capacity Site would not lead to the coalescence	Development of the Urban Capacity Site would be a manged form of	Development of the Urban Capacity Site would not lead to wider countryside encroachment. The Urban	The Urban Capacity Site plays no role in preserving the setting of the built or historic environment.	All sites have been identified as playing no role in assisting urban regeneratio	The Urban Capacity Site is considered to be suitable for release from the Green Wedge.

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		of the settlements of Alltwen and Rhos.	urban expansion. The Urban Capacity Site is well-connected to the existing urban area and developmen	Capacity Site has good strong boundaries which would prevent countryside encroachment.		n by encouragin g the recycling of derelict and other urban land.	Development of the Urban Capacity Site would be a managed expansion of the urban area which would not impact upon the physical

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			t of the Urban Capacity Site would round off the existing settlement.				separation of the settlements of Alltwen and Rhos.
RLDP/P/UC005	Yard Opposite	Development of the Urban	Development of the Urban	Whilst the Urban Capacity Site	The Urban Capacity Site plays no role	All Urban Capacity Sites have	The Urban Capacity Site should not be

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
	Alltwen Quarry	Capacity Site would not lead to the coalescence of the settlements of Alltwen and Rhos.	Capacity Site would not be a controlled expansion of the urban area. The Urban Capacity Site is not	has strong boundaries, development of the Urban Capacity Site would lead to an isolated form of development between	in preserving the setting of the built or historic environment.	been identified as playing no role in assisting urban regeneration by encouraging the recycling of	released from the Green Wedge. Whilst development of the Urban Capacity Site would not lead to the coalescence of

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		Development of the parcel would however lead to an isolated form of development between the	well contained. None of the boundaries are contiguous with the urban area. Development would not lead to the	Alltwen and Rhos.		derelict and other urban land.	two or more settlements, it would not be a manged expansion of the urban area. Development of the Urban Capacity Site

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		settlements.	'rounding off' of the settlement pattern.				would lead to isolated development on the other side of the existing well defined settlement limit.

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/P/UC006	Alltwen Quarry	Development of the Urban Capacity Site would not lead to the coalescence of the settlements	Development of the Urban Capacity Site would not lead to a managed expansion of the urban area.	Development of the Urban Capacity Site would not assist in the safeguarding of the countryside from encroachment.	The Urban Capacity Site plays no role in preserving the setting of the built or historic environment.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by	The Urban Capacity Site is not considered to be suitable for release from the Green Wedge. Whilst the Urban

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		of Alltwen and Rhos.	The Urban Capacity Site is not well connected to the urban area, only joining the urban area on the southern	Development of the Urban Capacity Site would lead to a somewhat isolated form of development and therefore not assist in the creation of		encouraging the recycling of derelict and other urban land.	Capacity Site would not lead to the coalescence of the settlements of Alltwen and Rhos, it would not be a managed expansion of

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			boundary. It is therefore not well contained, would not lead to the rounding off of the settlement pattern and	a strong defensive Green Wedge boundary. The Urban Capacity Site would 'jut out' and there would be intervening parcels			the urban area. Instead development would jut out into the countryside.

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			instead 'jut out'.	between the existing urban area and the site.			
RLDP/P/UC004	Land off Penyralltwen Road, Rhos	Development of the Urban Capacity Site will not result in the	Development of the Urban Capacity Site would not be a	Whilst the Urban Capacity Site has strong boundaries, development	The Urban Capacity Site plays no role in preserving the setting of the built or	All Urban Capacity Sites have been identified as playing no	The Urban Capacity Site is not considered to be suitable for release from

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		coalescence of the settlements of Alltwen and Rhos. Development of the Urban Capacity Site would	managed urban expansion. The Urban Capacity Site does not join the existing urban area and would lead to an	of the Urban Capacity Site would not lead to the creation of a strong defensive barrier between the urban area and the Green Wedge as the	historic environment.	role in assisting urban regeneration by encouraging the recycling of derelict and	the Green Wedge. Whilst development of the Urban Capacity Site would not lead to the coalescence of the

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		however lead to an isolated form of development within this area of the Green Wedge.	isolated form of development within this location.	Urban Capacity Site does not join the existing urban area. Development of the Urban Capacity Site would form an isolated development		other urban land.	settlements of Rhos and Alltwen, it would introduce an isolated form of development within this location of the

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
				within this part of the Green Wedge.			Green Wedge.

Table 46: Urban Capacity Sites 2023: EN3/2: Skewen/ Birchgrove

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/UC017	Land at Park Crescent / Park Drive, Lonlas - Site A	Development of the Urban Capacity Site would not lead to the coalescence of the settlements	Development of the Urban Capacity Site would be a managed expansion of the urban area.	Development of the Urban Capacity Site would lead to the creation of a strong defensible boundary	The Urban Capacity Site plays no role in conserving the historic character or setting	All Urban Capacity Sites have been identified as playing no role in assisting	**The Urban Capacity Site is considered to be suitable for release from**

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		of Birchgrove and Skewen. Development of the Urban Capacity Site would not impact upon the physical separation of	The Urban Capacity Site is well connected to the urban area, with residential properties on two sides. Development	between the parcel and the remainder of the Green Wedge.	of the urban area.	urban regeneration by encouraging the recycling of derelict and other urban land.	**the Green Wedge.** Development of the Urban Capacity Site would not lead to the coalescence of the

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		the settlements.	of the site would not lead to the loss of a defensive boundary and would 'round off' the				settlements of Skewen and Birchgrove and would form a managed urban expansion. The Urban Capacity Site

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			settlement in this location.				is well contained, would 'round off' the settlement pattern, and has good strong boundaries.

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/UC014	Lonlas Cottage	Development of the Urban Capacity Site would not lead to the coalescence of the settlements	Development of the Urban Capacity Site would not result in a managed form of urban expansion.	Development of the Urban Capacity Site would not lead to the creation of a strong defensible boundary between the parcel and the	The Urban Capacity Site plays no role in conserving the historic character or setting of the	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration	**The Urban Capacity Site should not be released from the Green Wedge.**

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		of Birchgrove and Skewen. Development of the Urban Capacity Site would however result in an isolated form	Development of the Urban Capacity Site would result in an isolated form of development within this part of the Green	urban area as the Urban Capacity Site does not join the urban area.	urban area.	by encouraging the recycling of derelict and other urban land.	Whilst development of the Urban Capacity Site would not impact upon the coalescence of the settlements of

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		of development within this part of the Green Wedge.	Wedge. The Urban Capacity Site does not adjoin the existing urban area, is not contained within the urban area,				Skewen and Birchgrove, it would not result in a managed expansion of the urban area. Development of the Urban

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			would not lead to the rounding off of the settlement limit.				Capacity Site would result in an isolated form of development within this area of the Green Wedge.

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/UC016	Land at Drummau Road	The development of the Urban Capacity Site would not lead to the coalescence of the settlements	Development of the Urban Capacity Site would not result in a managed expansion of the urban area.	Development of the Urban Capacity Site would not lead to the creation of a strong defensive boundary with	The Urban Capacity Site plays no role in conserving the historic character or setting of the	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration	**The Urban Capacity Site should not be released from the Green Wedge.**

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		of Birchgrove and Skewen.	The Urban Capacity Site partially joins the settlement on the eastern boundary. It would not be well contained by	the Green Wedge.	urban area.	by encouraging the recycling of derelict and other urban land.	Whilst development of the Urban Capacity Site would not lead to the coalescence of the settlements of Birchgrove

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			the urban area and would jut out into the countryside. Development would be highly visible and not lead to the				and Skewen, development of the Candidate Site parcel would not be a managed form of urban expansion.

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			creation of a strong defensive boundary.				Development of the Urban Capacity Site would lead to ribbon development along Drummau Road which would be

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							highly visible and would jut out into the countryside and not be well contained by the existing urban area.

Table 47: Urban Capacity Sites 2023: EN3/3: Neath/ Tonna/ Cimla/ Efail Fach

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/UC009	Garden Cottage, Cimla (rear of Cefn Saeson School) Site 1	The development of the Urban Capacity Site will not result in the coalescence of the	Development of the Urban Capacity Site will not result in a managed urban extension.	Development of the Urban Capacity Site would lead to wider countryside encroachment as it would not	The Urban Capacity Site plays no role in the setting of the historic environment.	All Urban Capacity Sites have been identified as playing no role in assisting	**Part of the Urban Capacity Site is considered to be suitable for release from the**

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
		settlements of Cimla and Efail Fach.	Development of the Urban Capacity Site would not be well contained and would extend beyond the lane which	create a strong defensive boundary rounding off the settlement pattern, instead it would extend development beyond the	The additional field along the B4287 provides part of the wider countryside setting after the bend	urban regeneration by encouraging the recycling of derelict and other urban land.	**Green Wedge.** This has been assessed separately as part of RLDP/N/2028. The remainder of the Urban

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
			was considered in Candidate Site parcel RLDP/N/2028 to be a strong boundary.	brow of the hill when travelling along the B4287 into a more open area of the Green Wedge.	and cricket ground before heading down the hill into Efail Fach.		Capacity Site is not considered to be suitable for release from the Green Wedge as it would not lead to a managed expansion of

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							the urban area. Instead development would extend beyond the existing brow of the hill into an area which forms part of the countryside

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							setting between Cimla and Efail Fach. This would lead to a perception of urban sprawl and lead to further countryside

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							encroachment.
RLDP/N/UC010	Garden Cottage, Cimla (rear of Cefn Saeson	N/A	N/A	N/A	N/A	N/A	**Candidate Site parcel RLDP/N/2028 which incorporates this parcel is considered to**

Urban Capacity Site Reference	Candidate Site Name	**Principle 1:** Prevent the coalescence of large towns and cities with other settlements	**Principle 2:** Manage urban form through controlled expansion of urban areas	**Principle 3:** Assist in safeguarding the countryside from encroachment	**Principle 4:** Protect the setting of an urban area	**Principle 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
	School) Site 2						**be suitable for release from the Green Wedge.**

Table 48: Urban Capacity Sites 2023: EN3/4: Crymlyn Bog/ Crymlyn Burrows/ Llandarcy

Table 49: Urban Capacity Sites 2023: EN3/5: Margam

Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
RLDP/N/UC015	Land to the south of Fabian Way	N/A	N/A	N/A	N/A	N/A	**This Urban Capacity Site is not considered to be suitable for development as it is a SSSI, a national protected site.**

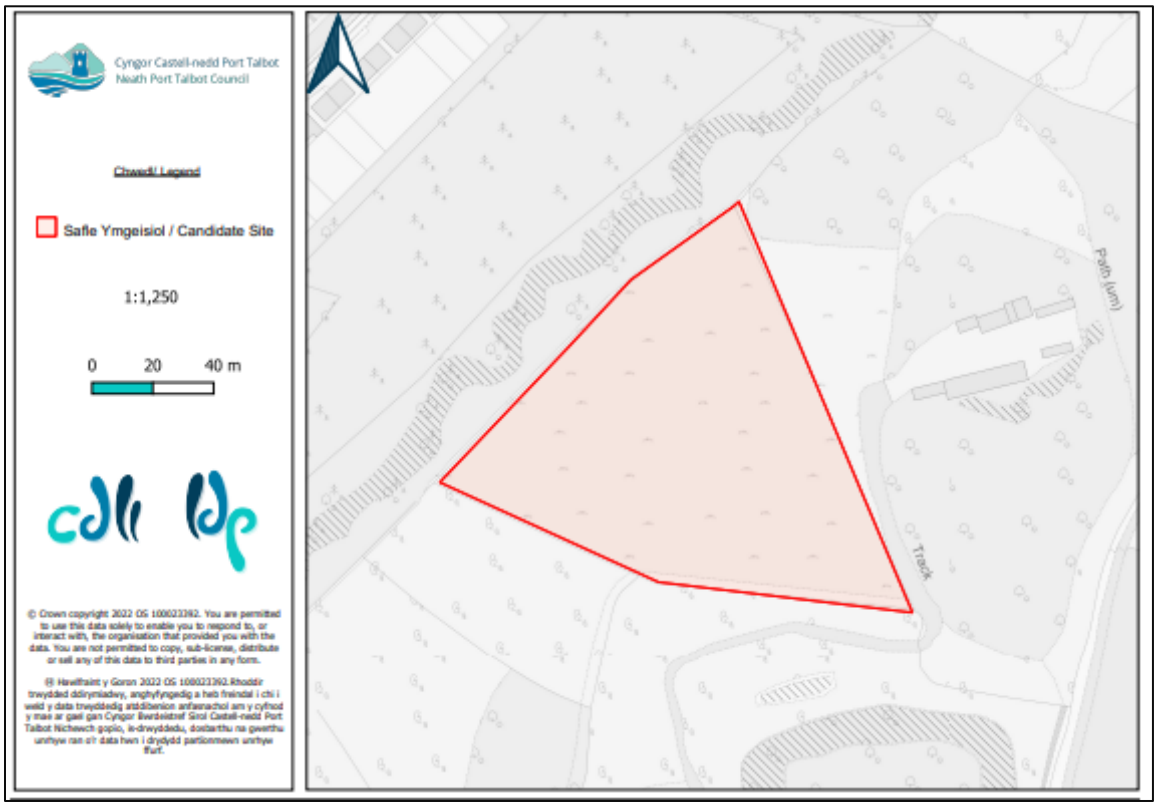
Urban Capacity Site Reference	Candidate Site Name	Principle 1: Prevent the coalescence of large towns and cities with other settlements	Principle 2: Manage urban form through controlled expansion of urban areas	Principle 3: Assist in safeguarding the countryside from encroachment	Principle 4: Protect the setting of an urban area	Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Summary
							It has therefore not been assessed as part of the Green Wedge Assessment.

Appendix 1: 2022 Candidate Sites

1.0.1. This Chapter details the findings of the 2022 Candidate Site Green Wedge assessments.

1.1. Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park Green Wedge

RLDP/P/0002 - Land at The Graig, Alltwen – Site A



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site has moderate boundaries. Northern boundary: number of strong dense, well-established trees. Southern and western boundaries: Number of well-established intermittent trees. Adjoining fields do have high levels of established trees. Eastern boundary: relatively weak boundary – very intermittent trees. Adjoining the site is a farm yard/ farm buildings and storage of vehicles.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The north western boundary forms part of a ridge. There is an extensive tree belt to the north/ west/ south which would prevent the perception of coalescence between the parcel and Alltwen. None of the trees are protected.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the site would not lead to the merging of the settlements of Rhos and Alltwen. Development in this location would introduce isolated development between the settlements. Development would significantly reduce the separation of the settlements - the gap between the parcel and Alltwen would be reduced to 0.8km and the gap between the parcel and Rhos reduced to 0.1km. According to the Green Wedge methodology, the parcel therefore plays a critical role in the separation of the settlements. On the ground however perception of coalescence would be more limited as there is a very dense belt of trees between the site and Alltwen. There is also a significant topography change.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	Adjacent to the site there are a number of farm buildings. The site does not adjoin a road, access is limited to a track.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	There is a public right of way through the southern part of the site and along the northern and western boundaries. The Candidate Site parcel is undeveloped.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	There is a steep hill between Alltwen and Rhos in this location which helps to avoid a sense of settlement coalescence. The north western boundary of the site is a ridge.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	There is a dense belt of trees between the site and Alltwen. Openness does not therefore play a role in settlement coalescence.

Development of the Candidate Site would not lead to the coalescence of the settlements of Rhos and Alltwen. Whilst development of the site would introduce an isolated form of development and significantly reduce settlement separation between Alltwen and Rhos, on the ground the topography and trees would limit perception of coalescence.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	The site does not join a main road, development of the site would therefore not lead to ribbon development.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Whilst there are agricultural buildings adjacent to the site, development of the site would lead to an isolated form of development in the Green Wedge as the Candidate Site parcel does not adjoin an existing urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Well connected? Two or more boundaries with the built-up area.	The site has no boundaries which connect with the urban area. The site is therefore poorly connected to the urban area.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The site has no boundaries which connect with the urban area. Development of the site would therefore not 'round off' the settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Candidate Site parcel does not adjoin the urban area and would therefore result in an isolated form of development within the Green Wedge.
How well contained is the parcel?	The site is not well contained. The Candidate Site parcel is not contiguous with the existing urban area. As a result the parcel is detached from – and poorly related to – the existing urban conurbation.

Development of the Candidate Site parcel would not be a managed expansion of the urban area. Development of the Candidate Site would lead to an isolated form of development within the Green Wedge.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The Candidate Site parcel does not provide the existing barrier between the urban area and Green Wedge as it does not adjoin the urban area. Development of the Candidate Site would not lead to the creation of a strong defensible boundary between the urban area and the Green Wedge, instead it would lead to an isolated form of development and countryside encroachment.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	There is no development within the Candidate Site, and it is formed of fields and trees. There are footpaths around the north, east and western boundaries of the Candidate Site parcel. There is also a footpath across the southern part of the site. The site is classified as Grade 4, Grade 5, and non-agricultural ALC.

Development of the Candidate Site parcel would not assist in the safeguarding of the countryside from encroachment. Instead, it would lead to an isolated form of development and countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	There is no built heritage/ are no historic landscapes within the Candidate Site/ within proximity of the Candidate Site. The Candidate Site does not adjoin an urban area. The parcel therefore plays no role in conserving the historic character or setting of the urban area.

The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits:	All sites have been identified as playing no significance in relation to this characteristic.

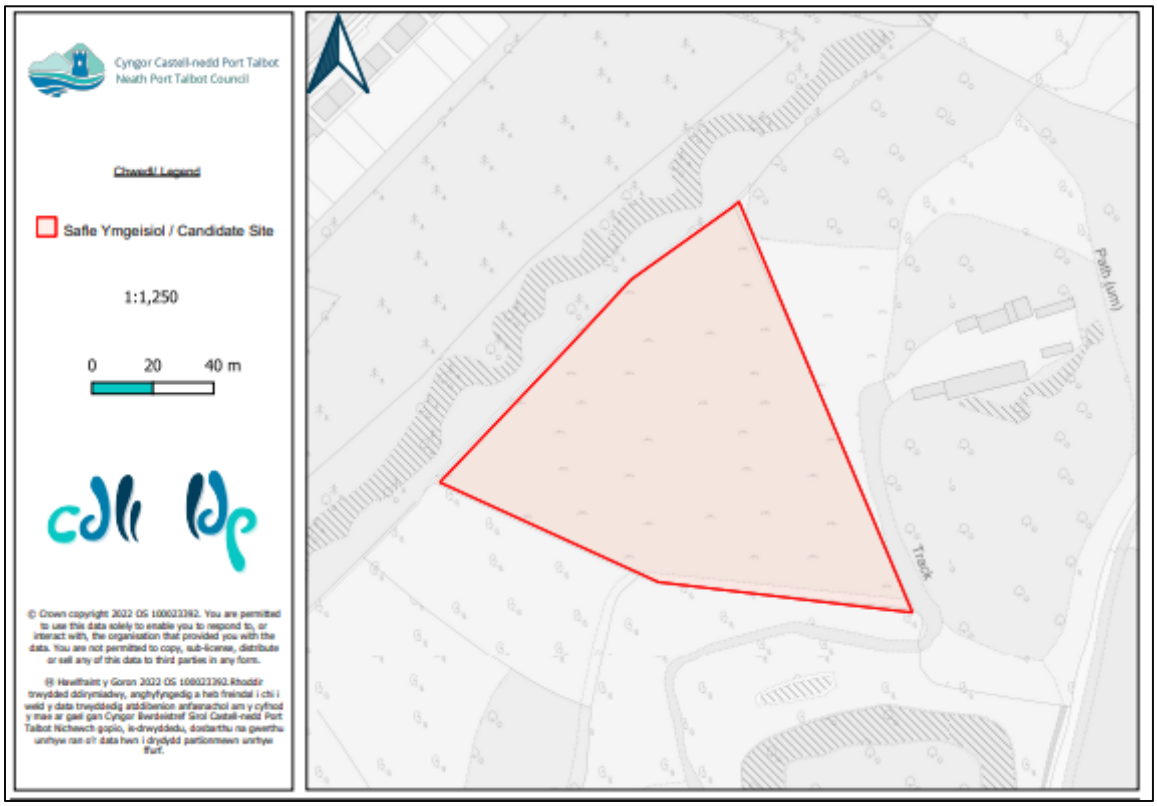
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	

All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Taking into consideration the principles, overall it is considered that the **Candidate Site should not be released for development**. Whilst the topography and dense tree belt in this area of the Green Wedge limits the openness of the Green Wedge, development of this parcel would lead to an isolated form of development between the settlements of Alltwen and Rhos. Development of the parcel would therefore not be a managed expansion of the urban area and would lead to encroachment into the countryside.

.

RLDP/P/0003 - Land at The Graig, Alltwen - Site B



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site has moderate boundaries. Northern boundary: number of strong dense, well-established trees. Southern and western boundaries: Number of well-established intermittent trees. Adjoining fields do have high levels of established trees. Eastern boundary: relatively weak boundary – very intermittent trees. Adjoining the site is a farm yard/ farm buildings and storage of vehicles.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The north western boundary forms part of a ridge. There is an extensive tree belt to the north/ west/ south which would prevent the perception of coalescence between the parcel and Alltwen. None of the trees are protected.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the site would not lead to the merging of the settlements of Rhos and Alltwen. Development in this location would introduce isolated development between the settlements. Development would significantly reduce the separation of the settlements - the gap between the parcel and Alltwen would be reduced to 0.8km and the gap between the parcel and Rhos reduced to 0.1km. According to the Green Wedge methodology, the parcel therefore plays a critical role in the separation of the settlements. On the ground however perception of coalescence would be more limited as there is a very dense belt of trees between the site and Alltwen. There is also a significant topography change.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	Adjacent to the site there are a number of farm buildings. The site does not adjoin a road, access is limited to a track.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	There is a public right of way through the southern part of the site and along the northern and western boundaries. The Candidate Site parcel is undeveloped.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	There is a steep hill between Alltwen and Rhos in this location which helps to avoid a sense of settlement coalescence. The north western boundary of the site is a ridge.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	There is a dense belt of trees between the site and Alltwen. Openness does not therefore play a role in settlement coalescence.

Development of the Candidate Site would not lead to the coalescence of the settlements of Rhos and Alltwen. Whilst development of the site would introduce an isolated form of development and significantly reduce settlement separation between Alltwen and Rhos, on the ground the topography and trees would limit perception of coalescence.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	The site does not join a main road, development of the site would therefore not lead to ribbon development.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Whilst there are agricultural buildings adjacent to the site, development of the site would lead to an isolated form of development in the Green Wedge as the Candidate Site parcel does not adjoin an existing urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Well connected? Two or more boundaries with the built-up area.	The site has no boundaries which connect with the urban area. The site is therefore poorly connected to the urban area.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The site has no boundaries which connect with the urban area. Development of the site would therefore not 'round off' the settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Candidate Site parcel does not adjoin the urban area and would therefore result in an isolated form of development within the Green Wedge.
How well contained is the parcel?	The site is not well contained. The Candidate Site parcel is not contiguous with the existing urban area. As a result the parcel is detached from – and poorly related to – the existing urban conurbation.

Development of the Candidate Site parcel would not be a managed expansion of the urban area. Development of the Candidate Site would lead to an isolated form of development within the Green Wedge.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The Candidate Site parcel does not provide the existing barrier between the urban area and Green Wedge as it does not adjoin the urban area. Development of the Candidate Site would not lead to the creation of a strong defensible boundary between the urban area and the Green Wedge, instead it would lead to an isolated form of development and countryside encroachment.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	There is no development within the Candidate Site, and it is formed of fields and trees. There are footpaths around the north, east and western boundaries of the Candidate Site parcel. There is also a footpath across the southern part of the site. The site is classified as Grade 4, Grade 5, and non-agricultural ALC.

Development of the Candidate Site parcel would not assist in the safeguarding of the countryside from encroachment. Instead, it would lead to an isolated form of development and countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	There is no built heritage/ are no historic landscapes within the Candidate Site/ within proximity of the Candidate Site. The Candidate Site does not adjoin an urban area. The parcel therefore plays no role in conserving the historic character or setting of the urban area.

The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

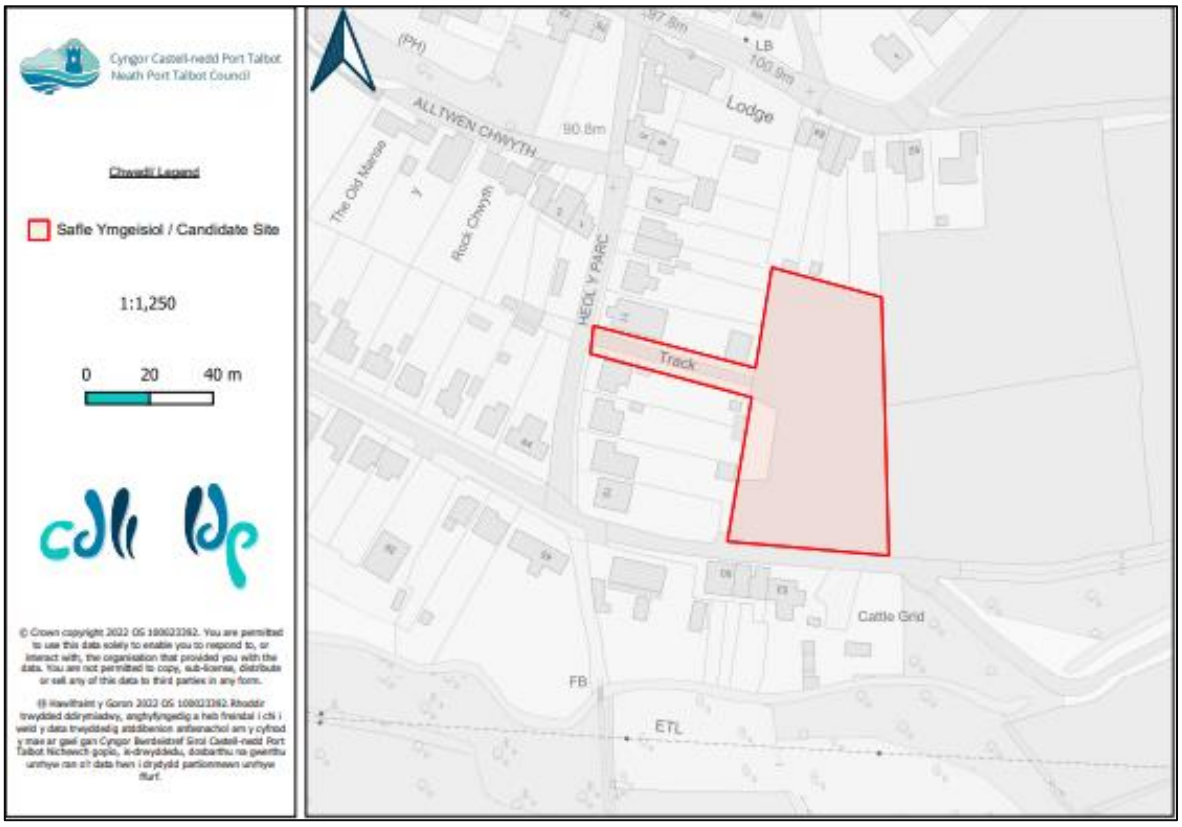
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits:	All sites have been identified as playing no significance in relation to this characteristic.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	

All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Taking into consideration the principles, overall it is considered that the **Candidate Site should not be released for development**. Whilst the topography and dense tree belt in this area of the Green Wedge limits the openness of the Green Wedge, development of this parcel would lead to an isolated form of development between the settlements of Alltwen and Rhos. Development of the parcel would therefore not be a managed expansion of the urban area and would lead to encroachment into the countryside.

RLDP/P/0005 - Land rear of Heol y Parc, Alltwen



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site has moderate boundaries. On the northern and western boundaries of the Candidate Site parcel there are residential properties. On the southern boundary there is a lane and residential properties. On the eastern boundary there is a relatively dense well-established tree boundary.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The eastern boundary provides a strong barrier to the wider Green Wedge, limiting views into the wider Green Wedge.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The purpose of the Green Wedge in this location is to prevent the coalescence between Alltwen and Rhos. Development of this site would not lead to the coalescence of these settlements. Part of the site – the access road - is within the settlement limit. Development of this site would not lead to the reduction in the settlement gap between Alltwen and Rhos as the site is contained within the urban area. The site therefore plays a limited role in maintaining the physical separation between the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The Candidate Site is encased by residential development and therefore well connected to the existing urban area. Whilst there is an area of hardstanding in the parcel, the Candidate Site parcel is undeveloped. Development of the Candidate Site parcel would not lead to development along a main road as the site is accessed via a residenital road.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Topography does not play a role in terms of settlement coalescence for this site given that it is encased by existing residential development and has a strong defensible boundary to the remainder of the Green Wedge.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Similarly, openness does not play a role in terms of settlement coalescence for this site given that it is encased by existing residential development and has a strong defensible boundary to the remainder of the Green Wedge.

Development of the Candidate Site would not lead to the coalescence of Rhos and Alltwen. The site is encased by residential development and would round off the existing settlement limit. The physical gap between the settlements would therefore be unchanged.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development:	The site is not located on a main road, development of the site would therefore not lead to ribbon development along a

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	road. Instead development would lead to the rounding off of the existing settlement pattern.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the site would not lead to isolated development as the site adjoins residential accommodation on the northern, western, and southern boundaries.
Well connected? Two or more boundaries with the built-up area.	The site is well connected to the urban area – part of the Candidate Site parcel is within the urban area. The remaining three sides are contained by the urban area. Development of the site would not 'jut out.'
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the site would round off the settlement pattern.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	No. Whilst the existing western boundary does form a good barrier for the Green Wedge. The eastern boundary also forms a good barrier for the Green Wedge. There is a well-established tree belt with limited views into the wider Green Wedge. Development of the Candidate Site would therefore not lead to the loss of an existing good barrier.
How well contained is the parcel?	The Candidate Site parcel is well contained. The access road to the site is within the urban area and 67% of the remaining boundaries of the Candidate Site are adjacent to the existing urban area. The Candidate Site is therefore well contained by the urban area.

Development of the Candidate Site would lead to a managed expansion of the urban area. Development of the Candidate Site would lead to the rounding off of the existing settlement pattern.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Defensible boundary:	Whilst the existing barrier would be lost, development of the site would lead to the rounding off of the settlement pattern and

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	lead to the creation a strong defensible boundary to the Green Wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	There is an area of hardstanding within the Candidate Site parcel. Notwithstanding this, the Candidate Site parcel is undeveloped. There is a public footpath which runs outside of the Candidate Site parcel southern boundary along the lane. The site is classified as Grade 3b and urban ALC.

Development of the Candidate Site parcel will lead to the rounding off of the existing settlement pattern and the creation of a strong defensible boundary to the Green Wedge.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	There are no historic characteristics within proximity of the site. The site therefore plays no role in maintaining the historic landscape. Given the location of the Candidate Site parcel, it also plays no role in providing the landscape setting for the adjacent urban area.

The Candidate Site parcel plays no role in protecting the historic or landscape setting of the built area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored.	All sites have been identified as playing no significance in relation to this characteristic.

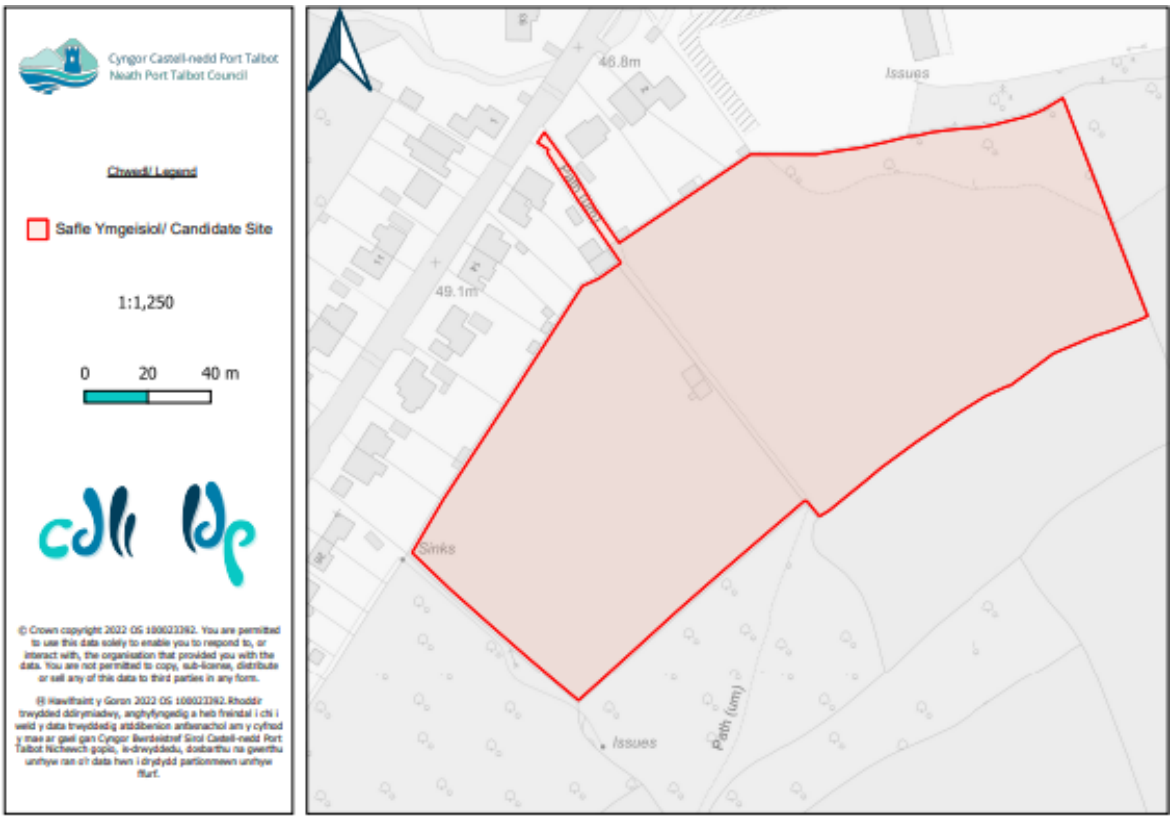
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
All sites have therefore been identified as playing no significance in relation to this characteristic.	

All Candidate Sites have been identified as playing no significance in relation to this characteristic.

In summary taking into consideration the principles of Green Wedge, it is considered that the **Candidate Site is suitable for release from the Green Wedge**.

The Candidate Site is well contained within the urban area, adjoining residenital accommodation on three sides. Development of the parcel would lead to the rounding off of the settlement edge and would not reduce settlement separation between Rhos and Alltwen. There is a strong boundary between the parcel and the wider countryside which would prevent urban sprawl and countryside encroachment.

RLDP/P/0009 - Land South East of Ynys y Mond Road, Alltwen 1a



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Overall, the site has relatively strong barriers. Northern boundary: Residential properties and access between residential properties (entrance to the site is within the settlement limit). Rugby club and dense trees. Western boundary: Dense well-established trees. Southern boundary: Some dense well-established trees. Also, low level hedge/ fence.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Eastern boundary: Weaker. There are some dense well-established trees and section with low fence/ hedgerow. The topography of Green Wedge and the dense tree belts in this location also act as a barrier, limiting the openness of the Green Wedge in this area, and limiting a sense of settlement coalescence.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location provides a gap to separate the settlements of Alltwen and Rhos. There is currently a gap of 1.12km between the settlements. Development of this site would reduce the separation to 0.96km. According to the Green Wedge methodology it is therefore considered that this is an essential gap as the removal of the parcel from the Green Wedge would leave a settlement gap of less than 1km. However, in terms of the role the parcel plays within the settlement gap, given that removal of the Candidate Site from the Green Wedge results in the existing gap being closed by 14.3% it is considered that the parcel plays a limited role within the settlement gap (less than 15% closure). This is also true when considering the topography of the Green Wedge in this location. The Candidate Site forms part of a hill which separates Alltwen and Rhos in this location. Development of the site would therefore not lead

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	to a visual perception of closing the physical distance between the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	Development of this Candidate Site would not lead to development along a main road. The site is accessed from Ynys-y-Mond road which is within the settlement limit and development of the site would lie behind this road.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Yes. The site slopes behind the houses on Ynysymond Road and this helps to avoid a sense of coalescence between Alltwen and Rhos.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The topography and dense belts of trees between the Candidate Site and Rhos limit the extent to which openness plays a role in the physical coalescence of settlements.

Development of the Candidate Site would not lead to the coalescence of Alltwen and Rhos. The parcel plays a limited role in terms of maintaining settlement separation.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge	There is existing ribbon development along Ynys y Mond Road. Development of the site would not lead to ribbon development along Ynys y Mond Road. Instead it would fill in between existing development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the site would not lead to isolated development. The Candidate Site parcel adjoins the existing urban area.
Well connected? Two or more boundaries with the built-up area.	The entrance to the site is within the settlement limit. The site has one boundary with the existing urban area. The site also adjoins the rugby club which whilst not in the settlement limit forms part of the settlement. Due to the topography and characteristics of the countryside in this location, development would be behind existing housing, in the gap between the rugby club and the hill. It would therefore appear well connected.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	On a map, development of the Candidate Site would not round off the settlement pattern. On the ground however development would be behind existing housing, in the gap between the rugby club and the hill.
Provide a good existing barrier:	Given the location of the site in relation to the hill, development of the site in this location would not result in

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	the loss of a Green Wedge barrier that would result in urban sprawl in this location.
How well contained is the parcel?	Excluding the part of the site within the settlement limit, approximately 26.3% of the site is contiguous with the existing urban area. In accordance with the Green Wedge methodology, as a result the site is not well contained with the urban area. Due to the topography and characteristics of the Green Wedge/ site in this location, the parcel is considered to be quite well contained, filling in the gap between the housing, rugby club and hill.

Development of the Candidate Site parcel would lead to a managed form of urban expansion. The Candidate Site would infill the gap between the existing settlement, rugby club and hill.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	There is not a strong defensible boundary between the Candidate Site and the urban area that would be lost as a result of the development of the parcel. The existing boundary is relatively weak comprised of residential gardens. The topography of the hill provides a strong defensible boundary between this area and the wider green wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site does not include any urban features. The site is therefore undeveloped. The site is formed of fields and trees. There are no Public Rights of Way within this Candidate Site. The Candidate Site parcel is classified as Grade 3b, Grade 4 and urban ALC.

Development of the Candidate Site in this location would lead to the creation of a strong defensible boundary, helping to safeguard the countryside beyond the Candidate Site parcel.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	There are no historic landscapes/ built heritage within close proximity of the Candidate Site. The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

The Candidate Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

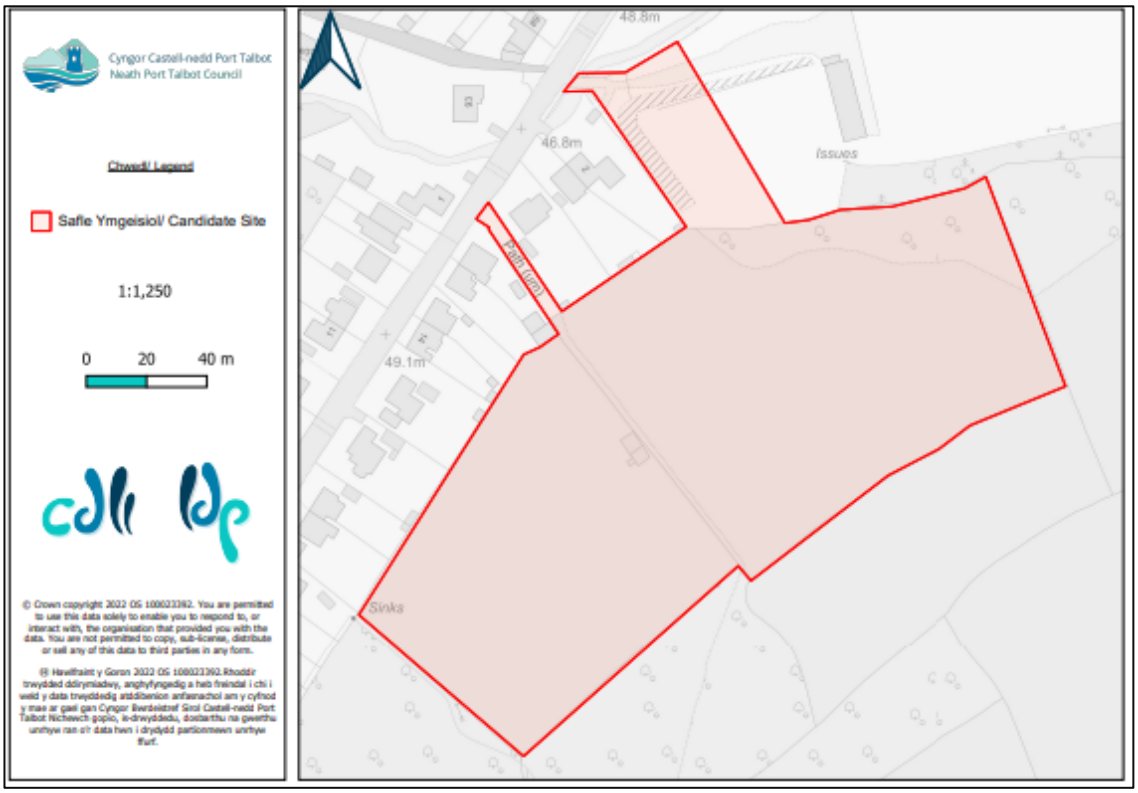
Characteristics of the area that contribute to the purpose of the Green Wedge	**Assessment**
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban	All sites have been identified as playing no significance in relation to this characteristic.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	

All Candidate Site parcels have been identified as playing no significance in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary when taking into consideration the principles of the Green Wedge, it is considered that the **Candidate Site is considered to be suitable for release from the Green Wedge.** The site is located within a gap between the existing residential development along Ynysymond Road, the rugby club and the hill. The topography of the hill provides a sense of containment and provides a strong defensible boundary which would enable a manageable form of urban expansion and would assist in safeguarding the countryside beyond the boundary of the site.

RLDP/P/0010 - Land South East of Ynys y Mond Road, Alltwen 1b



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Overall, the site has relatively strong barriers. Northern boundary: Residential properties and access between residential properties (entrance to the site is within the settlement limit). Rugby club and dense trees. Western boundary: Dense well-established trees. Southern boundary: Some dense well-established trees. Also, low level hedge/ fence.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Eastern boundary: Weaker. Part of the eastern boundary (north west) cuts through the rugby club and has no boundary. This appears to have just been drawn with no consideration for boundaries and further work would need to be undertaken if the site were considered to be suitable for development. The rugby club itself has good boundaries with the road, residential accommodation, and dense tree belt. The south eastern boundary includes some dense well-established trees and section with low fence/ hedgerow. The topography of Green Wedge and the dense tree belts in this location also act as a barrier, limiting the openness of the Green Wedge in this area, and limiting a sense of settlement coalescence.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location provides a gap to separate the settlements of Alltwen and Rhos. There is currently a gap of 1.12km between the settlements. Development of this site would reduce the separation to 0.96km. According to the Green Wedge methodology it is therefore considered that this is an essential gap as the removal of the parcel from the Green Wedge would leave a settlement gap of less than 1km. However, in terms of the role the parcel plays within the settlement gap, given that removal of the Candidate Site from the Green Wedge results in the existing gap being

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	closed by 14.3% it is considered that the parcel plays a limited role within the settlement gap (less than 15% closure). This is also true when considering the topography of the Green Wedge in this location. The Candidate Site forms part of a hill which separates Alltwen and Rhos in this location. Development of the site would therefore not lead to a visual perception of closing the physical distance between the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	Development of this Candidate Site would not lead to development along a main road. The site is accessed from Ynys-y-Mond road which is within the settlement limit and development of the site would lie behind this road.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Yes. The site slopes behind the houses on Ynysymond Road and this helps to avoid a sense of coalescence between Alltwen and Rhos.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The topography and dense belts of trees between the Candidate Site and Rhos limit the extent to which openness plays a role in the physical coalescence of settlements.

Development of the Candidate Site would not lead to the coalescence of Alltwen and Rhos. The parcel plays a limited role in terms of maintaining settlement separation.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is existing ribbon development along Ynys y Mond Road. Development of the site would not lead to ribbon development along Ynys y Mond Road. Instead it would fill in between existing development.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the site would not lead to isolated development. The Candidate Site parcel adjoins the existing urban area.
Well connected? Two or more boundaries with the built-up area.	The entrance to the site along Ynysymond Road is within the settlement limit. The access via the rugby club is not within the settlement limit. The site has one boundary with the existing urban area. The site also adjoins the rugby club. On a map, development of the site would not be well-connected to the urban area and would 'jut out.'

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	However, on the ground, development would be behind existing housing, in the gap between the rugby club and the hill. This version of the Candidate Site does include part of the rugby club, and the boundary would need to be amended if the site were considered to be suitable for development. The rugby club itself is however well contained by residential accommodation and a dense belt of trees.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	On a map, development of the Candidate Site would not round off the settlement pattern. On the ground however development would be behind existing housing, in the gap between the rugby club and the hill. This version of the Candidate Site does include part of the rugby club, and the boundary would need to be amended if the site were considered to be suitable for development. The rugby club itself is however well contained by residential accommodation and a dense belt of trees. It is therefore still considered that the parcel would round off the settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing	Given the location of the site in relation to the hill, development of the site in this location would not result in the loss of a Green Wedge barrier that would result in urban sprawl in this location.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
barrier which if lost would result in urban sprawl.	
How well contained is the parcel?	Excluding the part of the site within the settlement limit, approximately 26.3% of the site is contiguous with the existing urban area. In accordance with the Green Wedge methodology, as a result the site is not well contained with the urban area. Due to the topography and characteristics of the Green Wedge/ site in this location, the parcel is considered to be quite well contained, filling in the gap between the housing, rugby club and hill.

Development of the Candidate Site parcel would lead to a managed form of urban expansion. The Candidate Site would infill the gap between the existing settlement, rugby club and hill.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road	There is not a strong defensible boundary between the Candidate Site and the urban area that would be lost as a result of the development of the parcel. The existing boundary is relatively weak comprised of residential gardens.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
etc (as opposed to garden boundaries)	The topography of the hill provides a strong defensible boundary between this area and the wider green wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site does not include any urban features. The site is therefore undeveloped. There are no Public Rights of Way within the site. However, there is one running to the north of the site. The site is classified as Grade 3b, Grade 4 and Grade 5, urban, and non-agricultural ALC.

Development of the Candidate Site in this location would lead to the creation of a strong defensible boundary, helping to safeguard the countryside beyond the Candidate Site parcel. The boundary with the rugby club would need to be amended.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area:	There are no historic landscapes/ built heritage within close proximity of the Candidate Site.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

The Candidate Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

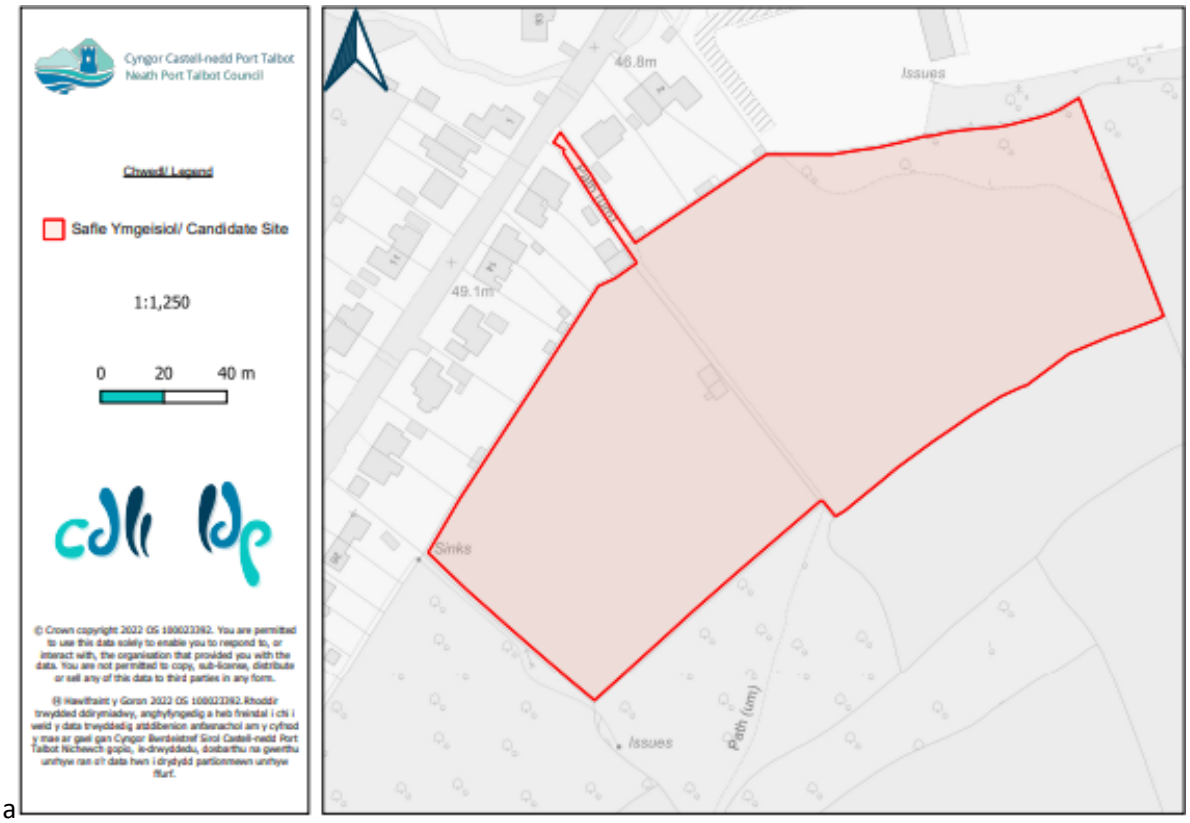
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored.	All sites have been identified as playing no significance in relation to this characteristic.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
All sites have therefore been identified as playing no significance in relation to this characteristic.	

All Candidate Site parcels have been identified as playing no significance in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary when taking into consideration the principles of the Green Wedge, it is considered that the **Candidate Site is considered to be suitable for release from the Green Wedge.** The site is located within a gap between the existing residential development along Ynysymond Road, the rugby club and the hill. The topography of the hill provides a sense of containment and provides a strong defensible boundary which would enable a manageable form of urban expansion and would assist in safeguarding the countryside beyond the boundary of the site.

RLDP/P/0011 - Land South East of Ynys y Mond Road, Alltwen 2a



a

Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Overall, the site has relatively strong barriers. Northern boundary: Residential properties and access between residential properties (entrance to the site is within the settlement limit). Rugby club and dense trees. Western boundary: Dense well-established trees. Southern boundary: Some dense well-established trees. Also, low level hedge/ fence.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Eastern boundary: Weaker. There are some dense well-established trees and section with low fence/ hedgerow. The topography of Green Wedge and the dense tree belts in this location also act as a barrier, limiting the openness of the Green Wedge in this area, and limiting a sense of settlement coalescence.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location provides a gap to separate the settlements of Alltwen and Rhos. There is currently a gap of 1.12km between the settlements. Development of this site would reduce the separation to 0.96km. According to the Green Wedge methodology it is therefore considered that this is an essential gap as the removal of the parcel from the Green Wedge would leave a settlement gap of less than 1km. However, in terms of the role the parcel plays within the settlement gap, given that removal of the Candidate Site from the Green Wedge results in the existing gap being closed by 14.3% it is considered that the parcel plays a limited role within the settlement gap (less than 15% closure). This is also true when considering the topography of the Green Wedge in this location. The Candidate Site forms part of a hill which separates Alltwen and Rhos in this location. Development of the site would therefore not lead

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	to a visual perception of closing the physical distance between the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	Development of this Candidate Site would not lead to development along a main road. The site is accessed from Ynys-y-Mond road which is within the settlement limit and development of the site would lie behind this road.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Yes. The site slopes behind the houses on Ynysymond Road and this helps to avoid a sense of coalescence between Alltwen and Rhos.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The topography and dense belts of trees between the Candidate Site and Rhos limit the extent to which openness plays a role in the physical coalescence of settlements.

Development of the Candidate Site would not lead to the coalescence of Alltwen and Rhos. The parcel plays a limited role in terms of maintaining settlement separation.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge	There is existing ribbon development along Ynys y Mond Road. Development of the site would not lead to ribbon development along Ynys y Mond Road. Instead it would fill in between existing development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the site would not lead to isolated development. The Candidate Site parcel adjoins the existing urban area.
Well connected? Two or more boundaries with the built-up area.	The entrance to the site is within the settlement limit. The site has one boundary with the existing urban area. The site also adjoins the rugby club which whilst not in the settlement limit forms part of the settlement. Due to the topography and characteristics of the countryside in this location, development would be behind existing housing, in the gap between the rugby club and the hill. It would therefore appear well connected.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	On a map, development of the Candidate Site would not round off the settlement pattern. On the ground however development would be behind existing housing, in the gap between the rugby club and the hill.
Provide a good existing barrier:	Given the location of the site in relation to the hill, development of the site in this location would not result in

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	the loss of a Green Wedge barrier that would result in urban sprawl in this location.
How well contained is the parcel?	Excluding the part of the site within the settlement limit, approximately 26.3% of the site is contiguous with the existing urban area. In accordance with the Green Wedge methodology, as a result the site is not well contained with the urban area. Due to the topography and characteristics of the Green Wedge/ site in this location, the parcel is considered to be quite well contained, filling in the gap between the housing, rugby club and hill.

Development of the Candidate Site parcel would lead to a managed form of urban expansion. The Candidate Site would infill the gap between the existing settlement, rugby club and hill.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	There is not a strong defensible boundary between the Candidate Site and the urban area that would be lost as a result of the development of the parcel. The existing boundary is relatively weak comprised of residential gardens. The topography of the hill provides a strong defensible boundary between this area and the wider green wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site does not include any urban features. The site is therefore undeveloped. There are no Public Rights of Way running through or adjacent to the site. The site is classified as Grade 3b, Grade 4, Grade 5, non-agricultural and urban ALC.

Development of the Candidate Site in this location would lead to the creation of a strong defensible boundary, helping to safeguard the countryside beyond the Candidate Site parcel.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	There are no historic landscapes/ built heritage within close proximity of the Candidate Site. The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

The Candidate Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

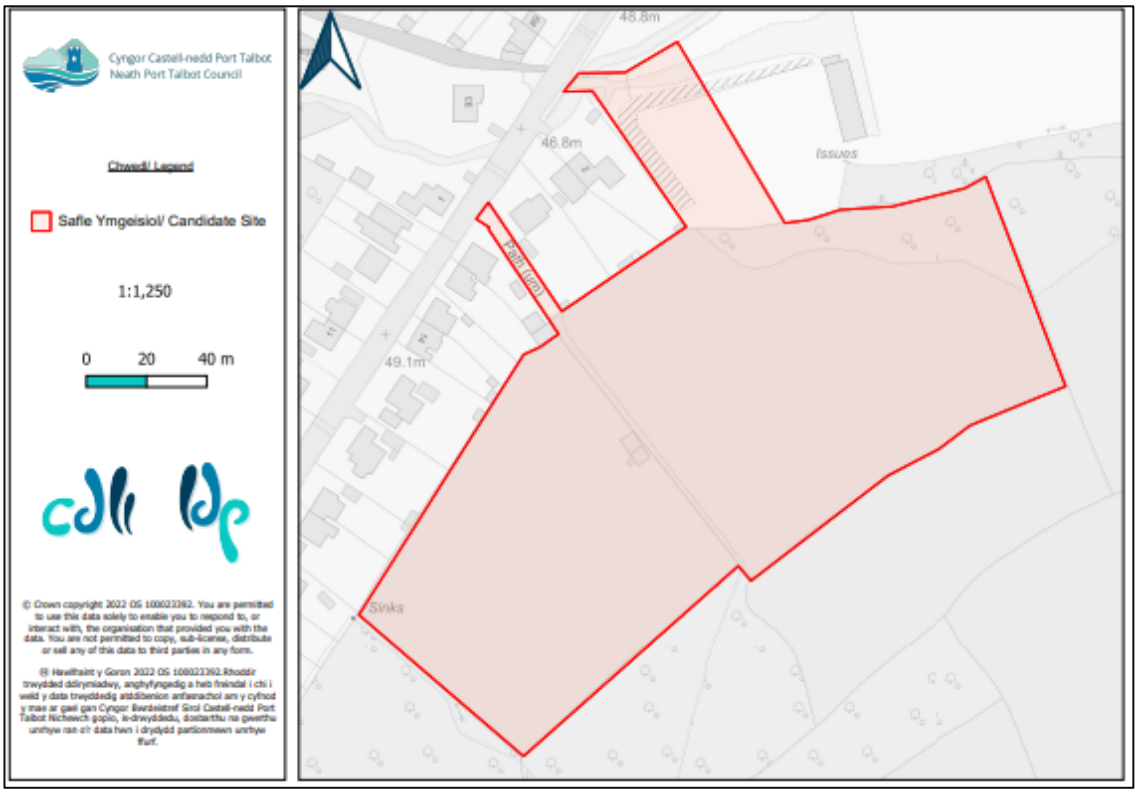
Characteristics of the area that contribute to the purpose of the Green Wedge	**Assessment**
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban	All sites have been identified as playing no significance in relation to this characteristic.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	

All Candidate Site parcels have been identified as playing no significance in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary when taking into consideration the principles of the Green Wedge, it is considered that the **Candidate Site is considered to be suitable for release from the Green Wedge.** The site is located within a gap between the existing residential development along Ynysymond Road, the rugby club and the hill. The topography of the hill provides a sense of containment and provides a strong defensible boundary which would enable a manageable form of urban expansion and would assist in safeguarding the countryside beyond the boundary of the site.

RLDP/P/0012 - Land South East of Ynys y Mond Road, Alltwen 2b



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Overall, the site has relatively strong barriers. Northern boundary: Residential properties and access between residential properties (entrance to the site is within the settlement limit). Rugby club and dense trees. Western boundary: Dense well-established trees. Southern boundary: Some dense well-established trees. Also, low level hedge/ fence.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Eastern boundary: Weaker. Part of the eastern boundary (north west) cuts through the rugby club and has no boundary. This appears to have just been drawn with no consideration for boundaries and further work would need to be undertaken if the site were considered to be suitable for development. The rugby club itself has good boundaries with the road, residential accommodation, and dense tree belt. The south eastern boundary includes some dense well-established trees and section with low fence/ hedgerow. The topography of Green Wedge and the dense tree belts in this location also act as a barrier, limiting the openness of the Green Wedge in this area, and limiting a sense of settlement coalescence.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location provides a gap to separate the settlements of Alltwen and Rhos. There is currently a gap of 1.12km between the settlements. Development of this site would reduce the separation to 0.96km. According to the Green Wedge methodology it is therefore considered that this is an essential gap as the removal of the parcel from the Green Wedge would leave a settlement gap of less than 1km. However, in terms of the role the parcel plays within the settlement gap, given that removal of the Candidate Site from the Green Wedge results in the existing gap being

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	closed by 14.3% it is considered that the parcel plays a limited role within the settlement gap (less than 15% closure). This is also true when considering the topography of the Green Wedge in this location. The Candidate Site forms part of a hill which separates Alltwen and Rhos in this location. Development of the site would therefore not lead to a visual perception of closing the physical distance between the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	Development of this Candidate Site would not lead to development along a main road. The site is accessed from Ynys-y-Mond road which is within the settlement limit and development of the site would lie behind this road.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Yes. The site slopes behind the houses on Ynysymond Road and this helps to avoid a sense of coalescence between Alltwen and Rhos.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The topography and dense belts of trees between the Candidate Site and Rhos limit the extent to which openness plays a role in the physical coalescence of settlements.

Development of the Candidate Site would not lead to the coalescence of Alltwen and Rhos. The parcel plays a limited role in terms of maintaining settlement separation.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is existing ribbon development along Ynys y Mond Road. Development of the site would not lead to ribbon development along Ynys y Mond Road. Instead it would fill in between existing development.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the site would not lead to isolated development. The Candidate Site parcel adjoins the existing urban area.
Well connected? Two or more boundaries with the built-up area.	The entrance to the site along Ynysymond Road is within the settlement limit. The access via the rugby club is not within the settlement limit. The site has one boundary with the existing urban area. The site also adjoins the rugby club. On a map, development of the site would not be well-connected to the urban area and would 'jut out.'

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	However, on the ground, development would be behind existing housing, in the gap between the rugby club and the hill. This version of the Candidate Site does include part of the rugby club, and the boundary would need to be amended if the site were considered to be suitable for development. The rugby club itself is however well contained by residential accommodation and a dense belt of trees.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	On a map, development of the Candidate Site would not round off the settlement pattern. On the ground however development would be behind existing housing, in the gap between the rugby club and the hill. This version of the Candidate Site does include part of the rugby club, and the boundary would need to be amended if the site were considered to be suitable for development. The rugby club itself is however well contained by residential accommodation and a dense belt of trees. It is therefore still considered that the parcel would round off the settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing	Given the location of the site in relation to the hill, development of the site in this location would not result in the loss of a Green Wedge barrier that would result in urban sprawl in this location.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
barrier which if lost would result in urban sprawl.	
How well contained is the parcel?	Excluding the part of the site within the settlement limit, approximately 26.3% of the site is contiguous with the existing urban area. In accordance with the Green Wedge methodology, as a result the site is not well contained with the urban area. Due to the topography and characteristics of the Green Wedge/ site in this location, the parcel is considered to be quite well contained, filling in the gap between the housing, rugby club and hill.

Development of the Candidate Site parcel would lead to a managed form of urban expansion. The Candidate Site would infill the gap between the existing settlement, rugby club and hill.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road	There is not a strong defensible boundary between the Candidate Site and the urban area that would be lost as a result of the development of the parcel. The existing boundary is relatively weak comprised of residential gardens.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
etc (as opposed to garden boundaries)	The topography of the hill provides a strong defensible boundary between this area and the wider green wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site does not include any urban features. The site is therefore undeveloped. There are no Public Rights of Way within the site. However, there is one running to the north of the site. The site is classified as Grade 3b, Grade 4 and Grade 5, urban, and non-agricultural ALC.

Development of the Candidate Site in this location would lead to the creation of a strong defensible boundary, helping to safeguard the countryside beyond the Candidate Site parcel. The boundary with the rugby club would need to be amended.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area:	There are no historic landscapes/ built heritage within close proximity of the Candidate Site.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

The Candidate Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

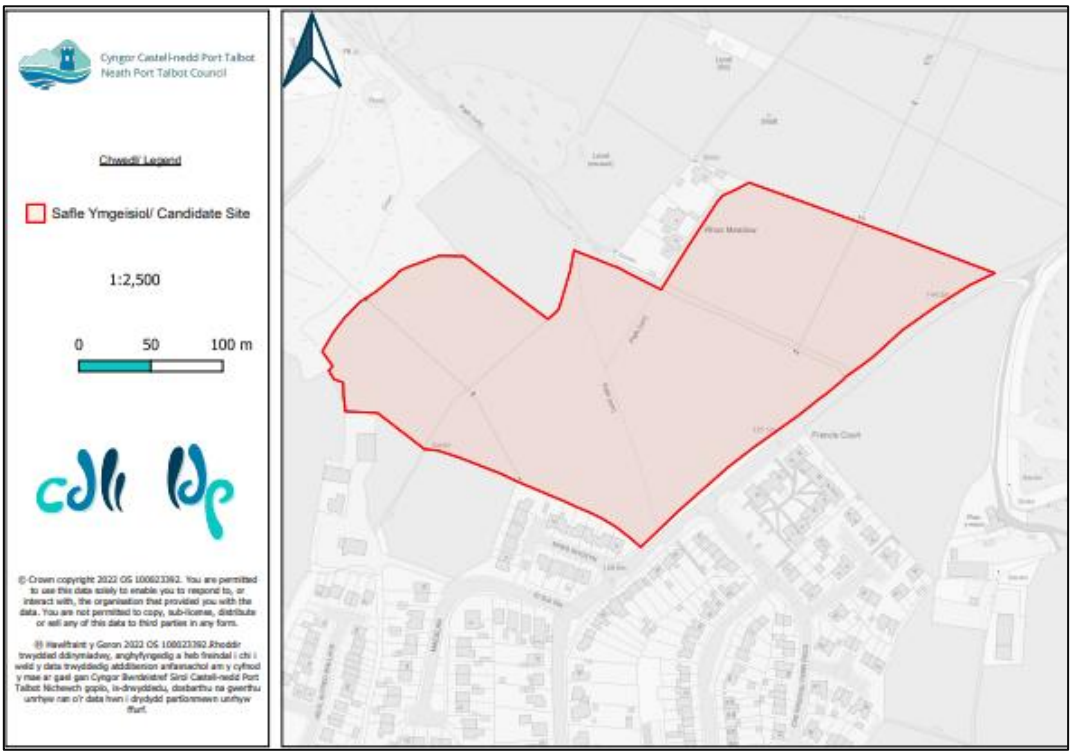
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored.	All sites have been identified as playing no significance in relation to this characteristic.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
All sites have therefore been identified as playing no significance in relation to this characteristic.	

All Candidate Site parcels have been identified as playing no significance in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary when taking into consideration the principles of the Green Wedge, it is considered that the **Candidate Site is considered to be suitable for release from the Green Wedge.** The site is located within a gap between the existing residential development along Ynysymond Road, the rugby club and the hill. The topography of the hill provides a sense of containment and provides a strong defensible boundary which would enable a manageable form of urban expansion and would assist in safeguarding the countryside beyond the boundary of the site.

RLDP/P/0023 - Land to North East of Bryn Brych Farm, Rhos



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Land to the south of this Candidate Site parcel was identified as suitable for Green Wedge release as part of the current LDP and allocated for housing. Part of this allocation has been developed. For the purpose of this assessment it has been assumed that the remainder of this allocation will be developed. Taking this into consideration, the southern boundary of the parcel is formed by residential accommodation.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The eastern boundary is bounded by Plas Road which is a country lane. There are residential properties on the majority of the other side of Plas Road and a Candidate Site parcel has been promoted for residential development on the undeveloped part. Where the site adjoins Plas Road, the southern part is comprised of a low fence with some unprotected established trees, and the northern part is formed of low hedgerow. There is a high degree of intervisibility. The northern boundary is formed by a dense well-established, albeit unprotected, tree line and hedgerow. There are also some residential properties. The western boundary is formed of low fence/ hedge interspersed with unprotected trees. Overall, the parcel therefore has moderate boundaries. Within the parcel there is a ridgeline which limits the impact and visibility of development between Rhos and Gellinudd. Development beyond the ridgeline would be highly visible as the Green Wedge slopes from Rhos to Gellinudd. Development around Plas Lane would also be visible due to the change in topography.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Due to the topography, there is a high degree of intervisibility between the site and Gellinudd. The boundaries are therefore weaker on site/ when viewed from afar.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The purpose of the Green Wedge at this location is to prevent the coalescence of Rhos and Gellinudd. Development of the site would not lead to the merging of the settlements. There is currently a gap of 0.4km between the Green Wedge and the settlement of Gellinudd. Development of this parcel would reduce the gap to 0.3km. This would represent in a 25% reduction. According to the Green Wedge methodology, this is quite a critical gap. On the ground, whilst there is a ridgeline, there is a high degree of visibility and connection between Rhos and Gellinudd. In particular beyond the ridgeline but also from Plas Road. The existing gap is therefore considered to be quite critical in maintaining the separation of the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road	The site would likely be accessed from Heol Alfred Wallace or Plas Road. Heol Alfred Wallace is a residential road serving the new development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	Plas Road is a rural lane. Neither connects Rhos to Gellinudd. Bryn Brych Farm is included within the Candidate Site parcel. The remainder of the parcel is open countryside.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The topography in this area plays a key role in the separation of the settlements of Rhos and Gellinudd. From Plas Road, the site forms part of a field pattern which is open and maintains the separation between Rhos and Gellinudd. Within the Green Wedge, within the Candidate Site parcel, between the settlements, there is a ridgeline. Beyond the ridgeline on the ground the fields appear as part of Gellinudd rather than Rhos. This plays a very key role in maintaining the settlement separation. The topography in this area therefore plays a very key role in maintaining the settlement separation of Gellinudd and Rhos.
Openness: How open is the area? This may be influenced by topography, built	Whilst the Candidate Site parcel includes some land behind the ridgeline and the ridgeline plays a key role in limiting the visibility of development in Rhos from Gellinudd, the topography and openness of the

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
development, trees and hedgerows.	Green Wedge in general, and the Candidate Site parcel, in this location plays a key role in maintaining the settlement separation of Gellinudd and Rhos. Development of areas around Plas Road would be highly visible as would any development beyond the ridgeline.

Development of the Candidate Site parcel would not lead to the physical coalescence of settlements but would according to the Green Wedge Methodology lead to a critical settlement gap. On the ground however development around Plas Lane and beyond the ridgeline would be highly visible and lead to the perception of a reduction in the settlement gap.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	Development of the site would not lead to ribbon development between Rhos and Gellinudd as the Candidate Site parcel does not run along the road joining the settlements.
Isolated development:	Development of the site would not lead to isolated development as the site adjoins the existing

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
If the Candidate Site were to be developed would it lead to an isolated form of development?	settlement. Any development behind the ridgeline would also appear as part of the existing settlement of Rhos.
Well connected? Two or more boundaries with the built-up area.	The Candidate Site parcel adjoins the urban area on the southern boundary. Development behind the ridgeline would be well connected to the existing settlement.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	There may be potential for some rounding off behind the ridgeline but on the whole development of this Candidate Site parcel would not 'round off' the settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge in this area between Gellinudd and Rhos plays a key role in separating the settlements of Gellinudd and Rhos. The existing Green Wedge provides a good barrier with development located behind the ridgeline. The Green Wedge in this location is open in character and due to the topography is visible. It therefore acts as a good barrier to prevent a sense of urban sprawl between the settlements. Development around Plas Lane and in front of the ridgeline would be highly visible and result in the perception of urban sprawl between the settlements. Development in this location would therefore result in the loss of a good existing barrier.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
How well contained is the parcel?	The site is partially contained, excluding the area allocated for development, approximately 33% of the site is contiguous with the urban area. The area of the parcel behind the ridgeline is well contained. The parcel therefore has some appreciable relationship with the urban area.

The Candidate Site parcel is not considered to be a managed form of urban release. Whilst the Candidate Site does include some land behind the ridge line, the site is only partially contained and is highly visible. Development of the parcel would therefore be highly visible and lead to a perception of urban sprawl.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The existing settlement limit has been drawn to limit development behind the ridgeline. This is a defensible boundary which safeguards the remainder of the countryside between Rhos and Gellinudd from encroachment. Development which is visible around Plas Lane and beyond the ridgeline would lead to the removal of this existing boundary.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site parcel is comprised of green fields and Bryn Brych Farm. There are two public right of way which both run diagonally through the Candidate Site parcel. The site is classified as Grade 4, Grade 5, and urban ALC.

The existing settlement limit has been drawn in line with the ridgeline to provide a good strong boundary. Development beyond this ridgeline or around Plas Lane where it would be visible would lead to the removal of this existing strong boundary and countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area	The Candidate Site does not provide the landscape setting for the adjacent urban area. There are no historic characteristics within the Candidate Site parcel/ within close proximity of the Candidate Site. The Candidate Site therefore plays no role in the setting of historical significance.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
provide a landscape setting for an adjacent urban area?	

The Candidate Site parcel does not play a role in protecting the heritage/ landscape setting of the adjacent urban area.

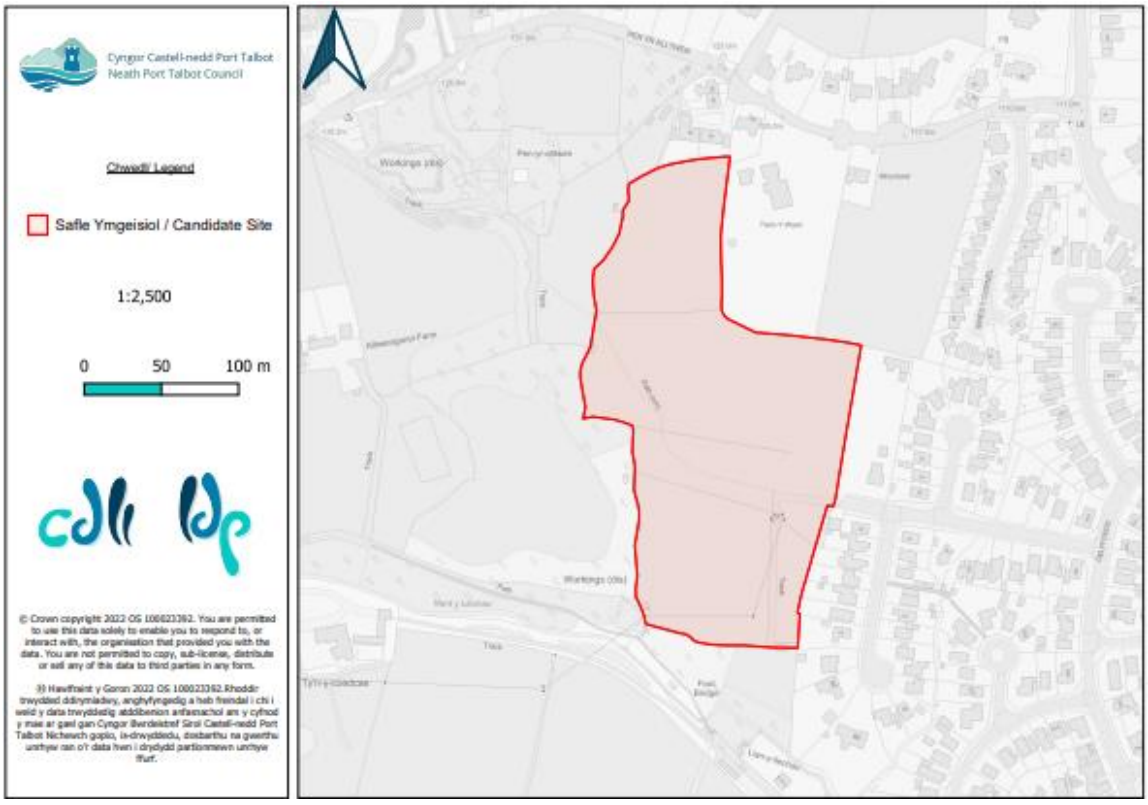
Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All Candidate Sites have been identified as playing no significance in relation to assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary when taking into consideration the principles of Green Wedge, it is concluded that **the Candidate Site parcel should not be released from the Green Wedge.** Whilst the Candidate Site includes some land behind the ridgeline, the Candidate Site parcel is highly visible due to the topography of the Green Wedge and plays a key role in maintaining the openness of the area between the settlements of Gellinudd and Rhos. Development of the site would lead to a perception of settlement coalescence and urban sprawl.

RLDP/P/0024 - Land off Penyralltwen Park, Rhos



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The site has relatively weak boundaries in places. Eastern boundary: The eastern boundary partially joins the settlement limit and partially field/ paddock area. There are some well-established trees, but they are intermittent. The Candidate Site parcel is considerably higher than the settlement on the eastern boundary – this height acts as a good defensive barrier.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Southern boundary: adjoins a horse paddock separated by a fence boundary. Western boundary: delineated by the field patterns. There are some well-established tree boundaries here and some weaker tree boundaries. Northern boundary: adjoins the settlement limit, there is a residential property here and some tree coverage. There are protected trees running along the northern, southern, and western boundaries of the Candidate Site parcel.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The purpose of the Green Wedge in this location is to separate the settlements of Alltwen and Rhos. Development of the site would not lead to the merging of these settlements. Removal of the parcel from the settlement gap would leave a settlement gap of approximately 0.2km. According to the Green Wedge Methodology, it is therefore considered that the gap is essential and that the parcel plays a critical role within the settlement gap – removal of the parcel from the Green Wedge would lead to the existing gap being closed by more than 30% (49%).

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The Candidate Site parcel does not adjoin a main residential road, instead access would be provided from Penyralltwen Park, a minor residential road. There are elements of horsiculture within the Candidate Site parcel. The Candidate Site parcel is undeveloped.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The parcel of land is higher than the existing residential development off Penyralltwen Park. This height does act as a barrier to prevent urban sprawl into the Green Wedge.
Openness: How open is the area? This may be	There are a number of well-established trees and hedgerows within the parcel and within the wider Green Wedge. A number of these are protected.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
influenced by topography, built development, trees and hedgerows.	Given the number of well-established, dense trees, the openness of the Green Wedge in this location is not a key characteristic in maintaining separation between the settlements of Alltwen and Rhos.

Whilst development of the Candidate Site would not lead to the coalescence of the settlements of Alltwen and Rhos, development of this Candidate Site parcel would result in a significant reduction in the separation between the two settlements. The existing settlement boundary provides a good defensive barrier (due to being a greater height than the adjoining residential properties), this would be lost with the development of the Candidate Site parcel.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily	There is no ribbon development within this part of the Green Wedge. Release of the parcel from the Green Wedge would therefore not result in ribbon development along a road.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
along roads. Does the area of green wedge contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Whilst the site partially adjoins the urban area to the north and east, there are areas of countryside in between the parcel and the settlement limit. If the site were to be released for development, realistically these small areas would also need to be released. Development of the site would therefore not lead to an isolated form of development.
Well connected? Two or more boundaries with the built-up area.	The site has limited connection to the urban area – parts of the northern and eastern boundaries adjoin. There are also gaps of Green Wedge between the site and the urban area. Given the nature of the surrounding area, development of the site would 'jut out.'
Round off the settlement pattern? Would development 'round off' the settlement pattern?	For the reasons above, development of the site would not 'round off' the settlement pattern.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Candidate Site parcel provides a good existing barrier to the urban area due to topography. This would be lost with the development of the Candidate Site parcel.
How well contained is the parcel?	The parcel is not contained – less than 1% of the parcel is contiguous with the existing urban area.

Development of the Candidate Site would not lead to a managed expansion of the urban area as the Candidate Site parcel is not well contained physically or topographically. Development would therefore be perceived as countryside encroachment/ urban sprawl.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary:	The existing topological boundary between the Candidate Site parcel and the existing urban area provides a strong

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	defensible boundary that would be lost if the site were developed.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Sites are undeveloped and there are elements of horsiculture within the Candidate Site. There are two footpaths across the site – one to the south and one to the west. The site is classified as Grade 3b, Grade 4, urban, and non-agricultural ALC.

The Candidate Site parcel plays a key role in assisting the safeguarding of the countryside from encroachment. Development of the site would result in the loss of an existing defined boundary, enabling greater encroachment into the countryside.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	There are no historic landscapes or built heritage within the Candidate Site parcel. To the northwest of the Candidate Site parcel there is an ancient monument – this is within the tree protection area. The Candidate Site parcel does not play a specific role in terms of the landscape setting of an urban area.

The Candidate Site parcel does not play a key role in the setting of an urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

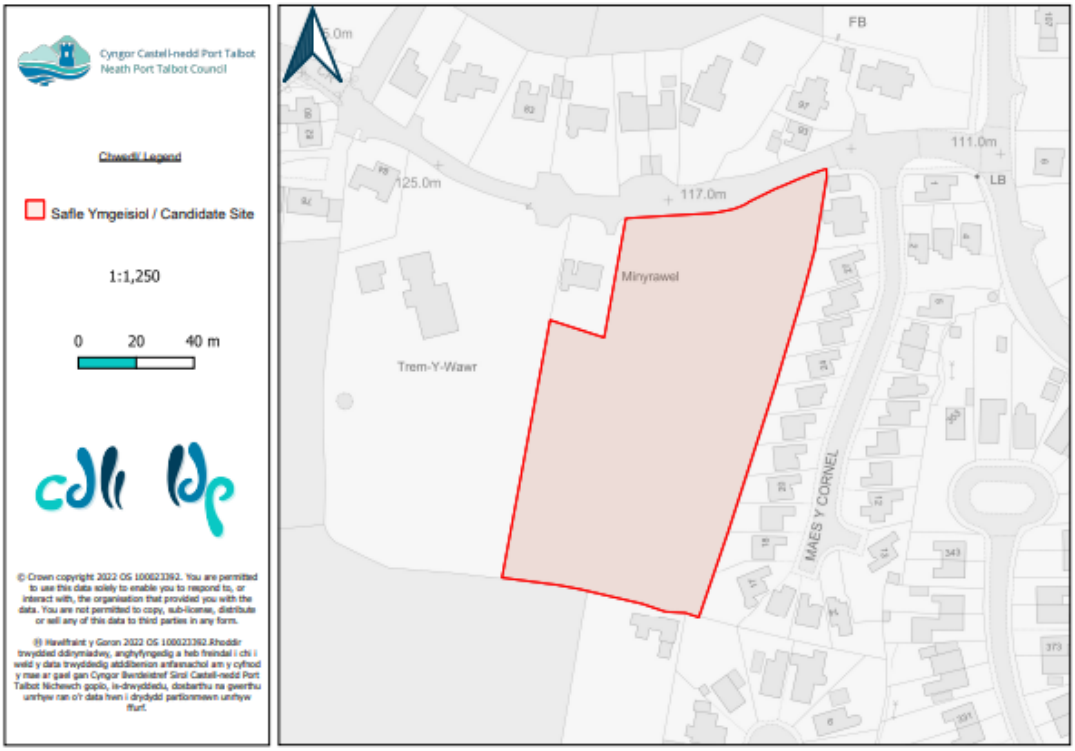
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All Candidate Sites have been identified as playing no significance in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of the Green Wedge, **the site is not considered to be suitable for release from the Green Wedge**. Development of

the Candidate Site would lead to development which is poorly related to the existing urban area. It would lead to the loss of an existing well defined robust boundary between the Candidate Site parcel and the wider urban area and therefore greater countryside encroachment and urban sprawl.

RLDP/P/0025 - Land at Pen yr Alltwen, Rhos



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The northern part of the site adjacent to the residential dwelling is located within the settlement limit. Planning permission (P2018/1032) awaiting determination for the construction of eight residential dwellings within this area. For the purpose of this Green Wedge assessment, this area has been excluded from this assessment and it has been assumed to be developed into residenital accommodation. The Candidate Site has relatively strong boundaries:

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Boundaries to the north of the site will be formed of residential accommodation. There is also a road (Pen yr Alltwen) and well-established unprotected trees. Boundaries to the east of the site are formed by residential accommodation and dense well-established protected, trees. Boundaries to the south and west of the site are also formed of relatively dense well-established protected, trees.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The purpose of the Green Wedge in this location is to prevent the coalescence of Alltwen and Rhos. Development of the site would not lead to the merging of these settlements. There is currently a settlement gap of approximately 0.44km in this location. This would be reduced to approximately 0.35km with the development of this parcel. This would lead to a settlement gap reduction of 20%. Against the scoring mechanism this would be classified therefore as an essential gap. The settlement separation is however much less in other locations. There are also very many dense, well-established protected trees between Candidate Site parcel/ Rhos and Alltwen. On the ground the gap would be perceived as being much greater. The reduction would be considered to play a partial role within the settlement gap, and a more limited role when

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	taking into consideration the inter-visibility between Alltwen and Rhos.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	There is currently no existing development within the Candidate Site parcel. Planning permission is awaiting determination for the development of eight residential units to the north of the site, this area of the Candidate Site is however not within the Green Wedge. The Candidate Site parcel itself does not have any urban features. The Candidate Site runs along Pen yr Alltwen which has a number of residential properties, the majority of which are within the settlement. Whilst development in this location would add to the number of residential properties along Pen yr Alltwen which connects the settlements of Alltwen and Rhos, it would not reduce the distance between/ perception of distance between these settlement areas as there are properties further along this road. These properties (and the part of the Candidate Site adjoining Pen yr Alltwen) are within the settlement. The Green Wedge part of this site does not run along a main road.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The Candidate Site, as per the wider Green Wedge, slopes to the south. The topography of the Green Wedge in this location (with the dense well-established protected trees) play a significant role in preventing the coalescence of Rhos and Alltwen in this location.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The Green Wedge in this location does not have a general sense of openness due to the topography and dense well-established protected tree coverage. Development of this site would not impact upon the openness of the Green Wedge in this location.

With regards to Principle 1, it is therefore considered that development of the Candidate Site would not impact upon the coalescence of Alltwen and Rhos. Whilst development would introduce additional dwellings between Alltwen and Rhos, there is existing development within closer proximity. Development of the site would therefore not impact upon the settlement separation and perception of coalescence.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does	Development of the Green Wedge part of the Candidate Site would not lead to the creation of ribbon development. Development of the part of the site within the settlement limit along Pen yr Alltwen would add to the existing ribbon development along this road which connects Alltwen and Rhos. Development would however not lead to an expansion of the urban area along this road as there are

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
the area of green wedge contain ribbon development?	properties within the settlement further along Pen yr Alltwen.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the site would not lead to isolated development.
Well connected? Two or more boundaries with the built-up area.	The Candidate Site is well connected to the urban area – it has two boundaries with the urban area. Part of a third boundary is also connected to the urban area. Development of the Candidate Site parcel would in theory lead to development 'jutting out' on the southern boundary. On the ground however this would be well screened. The southern boundary would also align with the southern boundary extent of the neighbouring property. It would also adjoin to the horsiculture to the south of the site.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	To a certain extent development of this site would 'round off' the settlement pattern. On a map, development would not 'round off' the settlement pattern when examining the existing settlement limit. The current settlement limit cuts through the neighbouring properties garden, it if were to be amended to include all of

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	their garden, development of this site would 'round off' the settlement pattern. If the boundary were amended to include this site within the settlement limit it would extend southwards to the existing horsiculture development. Whilst this is not within the settlement limit, and is a use considered in national planning policy to be appropriate in the Green Wedge, it would make a logical settlement 'rounding off' barrier. Given these points, it is not considered that development of this site would lead to unrestricted sprawl into the countryside.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge in this location provides a good existing barrier to manage urban form and prevent the coalescence of Alltwen and Rhos in this location. Development of this site would not however impact upon this existing barrier.
How well contained is the parcel?	The northern part of the Candidate Site is within the settlement area. 58% of the boundaries of the remainder of the Candidate Site parcel are contiguous with the existing urban area. The site is therefore relatively well contained.

It is considered that development of the Candidate Site would be a managed expansion of the urban area. The existing Green Wedge boundary in this location provides a strong boundary and development of this site would ensure a robust southern boundary and on the ground round off the settlement limit. The parcel is well contained and would not lead to isolated development.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Development of the site would not result in the loss of a defensible boundary. The southern boundary of the Candidate Site is formed of a dense belt of well-established trees which would provide a good boundary to prevent encroachment into the countryside and not lead to greater inter-visibility between the urban area and the remainder of the Green Wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site in this location is undeveloped. There is no built form in this location. There is a public right of way along the settlement limit/ Green Wedge boundary. There are also public rights of way around the edge of the southern part of the Candidate Site parcel. The Candidate Site is classified as Grade 4 and urban ALC.

Development of the Candidate Site parcel would not lead to greater encroachment into the countryside as the southern boundary of the Candidate Site is strong, formed of dense well-established trees. Development of the parcel would not lead to greater inter-visibility between the parcel and the wider Green Wedge.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The Green Wedge in this location plays no role in protecting the setting of the urban area as there are no historic landscapes, listed buildings, historic parks and gardens or conservation areas within this location. The Candidate Site therefore plays no role in conserving the historic character of the settlement in this location. With regards to the setting of the urban area, development of the site would lead to a greater extent of built form along Pen yr Alltwen which forms part of the setting to Rhos. There are however a number of residential dwellings along this road. Development could be sensitively designed to maintain the character of the area.

The Green Wedge, and Candidate Site, do not perform a role in protecting the setting of the urban area.

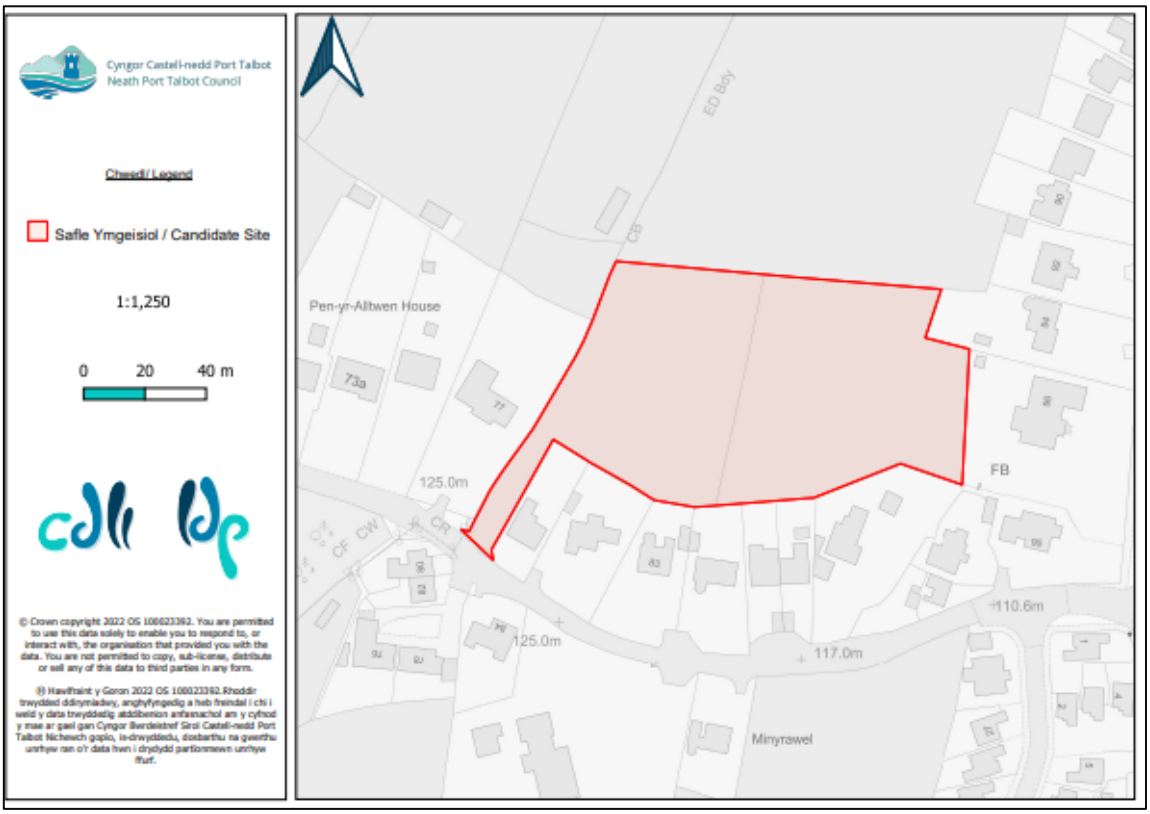
Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All Candidate Sites have been identified as playing no significance in relation to the principle of assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, it is considered that **the Candidate Site parcel should be released from the Green Wedge.** Development of the Candidate Site would not lead to further encroachment into the countryside and would not impact upon settlement separation. The site is relatively well contained and is considered on the ground to be a logical settlement boundary amendment. Development of the Candidate Site parcel would not lead to wider encroachment into the Green Wedge as the southern boundary is comprised of a strong dense well-established tree belt with limited intervisibility between the parcel and the wider countryside.

RLDP/P/0026 - Land off Penyralltwen Road, Rhos



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site parcel has relatively good boundaries. The southern boundary is formed by residential accommodation. There is some degree of inter-visibility between the parcel and the residential accommodation. The northern, eastern, and western boundaries are formed by dense well-established trees. These are unprotected.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The Candidate Site parcel also includes an access to the south fronting onto Penyralltwen Road. This is within the settlement limit.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The purpose of the Green Wedge in this location is to prevent the coalescence of Gellinudd and Rhos and Alltwen and Rhos. Development of the Candidate Site would not lead to the merging of these settlements. The removal of the site from the Green Wedge would not reduce the settlement separation between Rhos and Gellinudd as the settlement limit extends further into the Green Wedge to the east.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics?	The site is bounded on three sides by the urban area and there are houses on all sides. There is no existing development within the parcel and none directly to the north. There are two dwellings/ farms in the wider gap between the site and Alltwen.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
What is the nature of the urban edge?	
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	There is a steep hill between Alltwen and Rhos in this part of the Green Wedge. This serves a purpose in the avoidance of coalescence between the settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Due to the topography of the Green Wedge in this location, the openness of the Green Wedge is not a defining characteristic in the prevention of coalescence between settlements.

Development of the Candidate Site parcel would not lead to the merging of two or more settlements. The Candidate Site is bounded on three sides by residential accommodation. Development of the Candidate Site parcel would not lead to increased development between the settlements of Alltwen and Rhos and Rhos and Gellinudd.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	The site is accessed from Penyralltwen Road. This is the main road connecting Alltwen and Rhos. There is already ribbon development on Penyralltwen including properties nearer to Alltwen from Rhos than this site. Development would be set back from the main road and therefore not lead to further ribbon development along the main road.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the site would not lead to isolated development.
Well connected? Two or more boundaries with the built-up area.	The site is well connected to the urban area – three of the sites' boundaries adjoin the urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the site would 'round off' the settlement pattern in this location.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge in this location does not provide a good existing barrier that would be lost if the site were developed. Development of the site would not lead to urban sprawl given that there are residenital properties on all sides. Development of the site would 'round off' the residential limit. The trees on the northern boundary of the site would provide a good barrier to prevent further urban sprawl.
How well contained is the parcel?	The parcel is well connected to the urban area. Part of the parcel is within the urban area. 67.5% of the remainder of the parcel's boundaries are contiguous with the urban area.

The Candidate Site parcel is well connected to the urban area, with residential properties on three sides. Development of the site would not lead to the loss of a defensive boundary and would 'round off' the settlement in this location. Development of this Candidate Site parcel would constitute a managed form of Green Wedge release.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	In general, the Candidate Site parcel has relatively good boundaries. The existing boundary to the urban area is formed of residential accommodation. Development of the site would lead to the creation of a defensible boundary to the north – well-established tree belt boundary.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	Part of the Candidate Site parcel (access adjoining Penyralltwen Road) is within the settlement limit. There is no other development within the Candidate Site parcel. The Candidate Site parcel is undeveloped. There are no Public Rights of Way within the Candidate Site. However, there is one running to the south of the site. The Candidate Site parcel is classified as Grade 4 and urban ALC.

The Candidate Site parcel is currently undeveloped but surrounded on three sides by residential accommodation. Development of the Candidate Site parcel would lead to the creation of a defensible northern boundary to assist in the safeguarding of the countryside from encroachment. This would improve the boundaries to the parcel from residential accommodation.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	There are no historic landscapes or built heritage within the Candidate Site/ within close proximity of the Candidate Site parcel. The site does not provide the landscape setting for the adjacent urban area. The site therefore plays no role in conserving the historic character or setting of the urban area.

The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

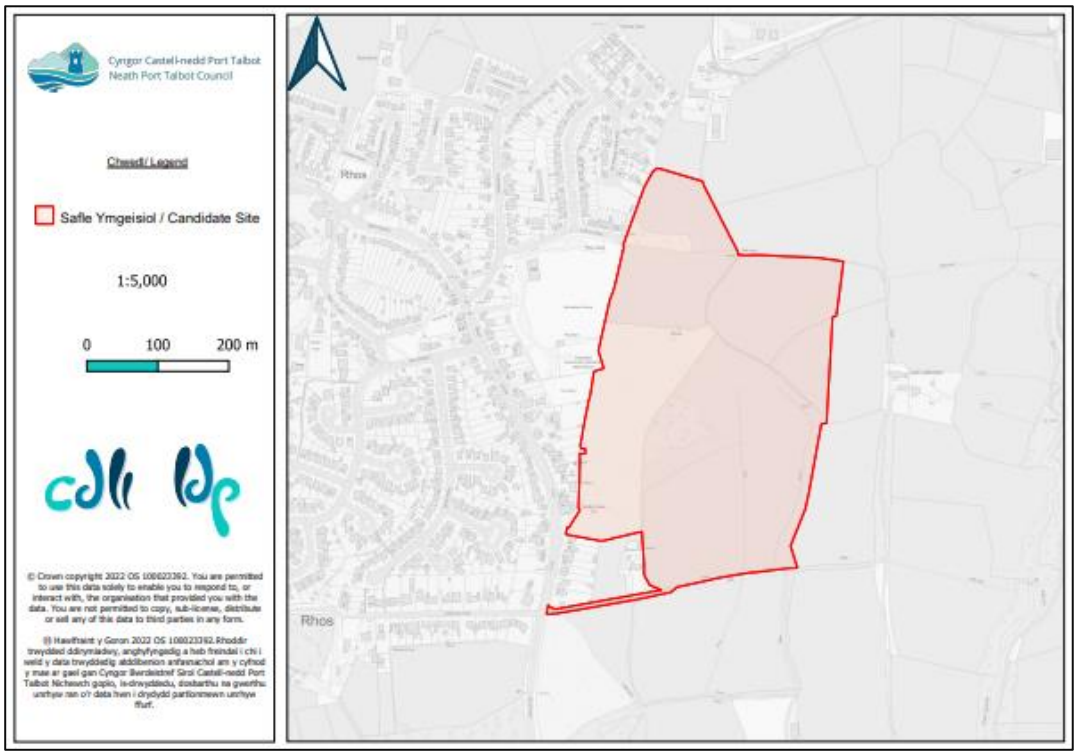
Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All Candidate Sites have been identified as playing no significance in relation to assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, it is considered that **the Candidate Site parcel should be released from the Green Wedge**. The Candidate Site is well contained and connected to the settlement limit with residential accommodation on three sides. Development of the site would lead to the creation of a defensible boundary which would assist in preventing encroachment into the countryside. Development of the site would not lead to the merging of two or more settlements.

RLDP/P/0027 - Land to the east of Rhos



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site boundaries are mixed. There are some well-established, albeit unprotected, trees on the northern boundary. The western boundary is also comprised of a number of well-established, albeit unprotected, trees. There are also a number of residential properties, recreational space and Rhos Community Centre and Football Club. There is some degree of inter-visibility into the parcel.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The southeastern boundary is relatively weak. It is delineated by Primrose Lane and fence with very interspersed unprotected trees. There is a high level of inter-visibility between the southern parcel and the remainder of the Green Wedge. The northeastern boundary cuts through a field. Whilst there are some trees, they are very intermittent and unprotected. There is a high degree of inter-visibility between the parcel and the wider countryside.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the site would not lead to the merging of two or more settlements. Removal of the parcel from the Green Wedge would leave a gap of over 4.8km to Crynant. There would be no change in settlement gap between the parcel and Gellinudd and other settlements to the west. It is therefore considered that the gap is not critical to settlement separation. According to the Green Wedge methodology, the site therefore plays a limited role within settlement separation as removal of the parcel would lead to the existing gap being closed by less than 8%. In terms of perception of merging between Rhos and Crynant, given the distance, the intervening fields, and woodland areas it is not considered that development of

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	the site would impact upon the perception of settlement separation.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The Candidate Site parcel does not lie along a main road. Instead it is accessed from residential roads and Primrose Lane which is a country lane providing access to Tyn y Cwm Farm. There is no development within the Candidate Site parcel.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Given the scale of the gap between Crynant and Rhos, the topography of the Green Wedge does not serve a purpose in the avoidance of coalescence between the two settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Given the scale of the gap between Crynant and Rhos and the number of existing tree and wooded areas, the openness of the Green Wedge does not play a key role in terms of preventing the coalescence of Crynant and Rhos.

Development of the Candidate Site would not lead to the coalescence of the settlements of Rhos and Crynant. The settlements would be left with a separation of over 4.8km.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the	The Candidate Site is not located on a main road. Development of the site would therefore not lead to ribbon development along a main road.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
area of green wedge contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the site would not lead to isolated development given that the western boundary in part adjoins the settlement limit. The remainder of western boundary includes Rhos Community Centre and Football Club. On the ground these are perceived to form part of the settlement. The site is therefore on the ground perceived to be relatively well contained.
Well connected? Two or more boundaries with the built-up area.	Whilst only a small part of the southern boundary, and part of the western boundary join the settlement, on the ground the site is considered to be better connected to the existing settlement as it adjoins the community centre and football club. The urban area is also connected to the parcel through the footpath which runs east-west across the Candidate Site parcel.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the site would not 'round off' the settlement pattern. Given the scale of the separation between Crynant and Rhos, this 'jutting out' would not impact upon the settlement separation.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The western boundary of the Candidate Site parcel does provide a good existing barrier to prevent urban sprawl which would be lost through the development of the site.
How well contained is the parcel?	The parcel is partially contained. Excluding the community centre and football ground which are not within the settlement limit, the parcel has a 20% containment with the urban area. Including the community centre and football ground (i.e., taking into consideration the perceived settlement form on the ground) this increases to 32%. In accordance with the Green Wedge Methodology, the parcel therefore has some appreciable relationship with the urban area. On the ground given the community centre and football club, it is considered that the parcel has a greater relationship with the urban area.

Development of the Candidate Site would result in a managed urban extension. The Candidate Site parcel plays a more limited role in terms of preventing uncontrolled expansion between Rhos and Crynant due to the scale of the Green Wedge in this location. On the ground the site is well connected with the urban area.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Development of the site would result in the loss an existing relatively strong boundary between the parcel and the urban area. Given the scale of the separation between Crynant and Rhos, development would not be perceived as encroaching towards Crynant from Rhos.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site is undeveloped. There is a farm track in the parcel, but no urban development. There is a public footpath running east west through the Candidate Site parcel. There is also a public footpath running along the lane to the southern boundary. The site is classified as Grade 3b, Grade 4, Grade 5, and urban ALC.

Development of the site would result in the loss an existing relatively strong boundary between the parcel and the urban area. Given the scale of the separation between Crynant and Rhos, development would not be perceived as encroaching towards Crynant from Rhos.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The Candidate Site parcel does not play a key role in providing the landscape setting for the adjacent urban area. Within the Candidate Site parcel there is an ancient monument – standing stones. These are however masked/ hidden by existing vegetation.

The Candidate Site parcel does not play a key role in providing the landscape setting for the adjacent urban area.

Within the Candidate Site parcel there is an ancient monument – standing stones. These are however masked/ hidden by existing vegetation.

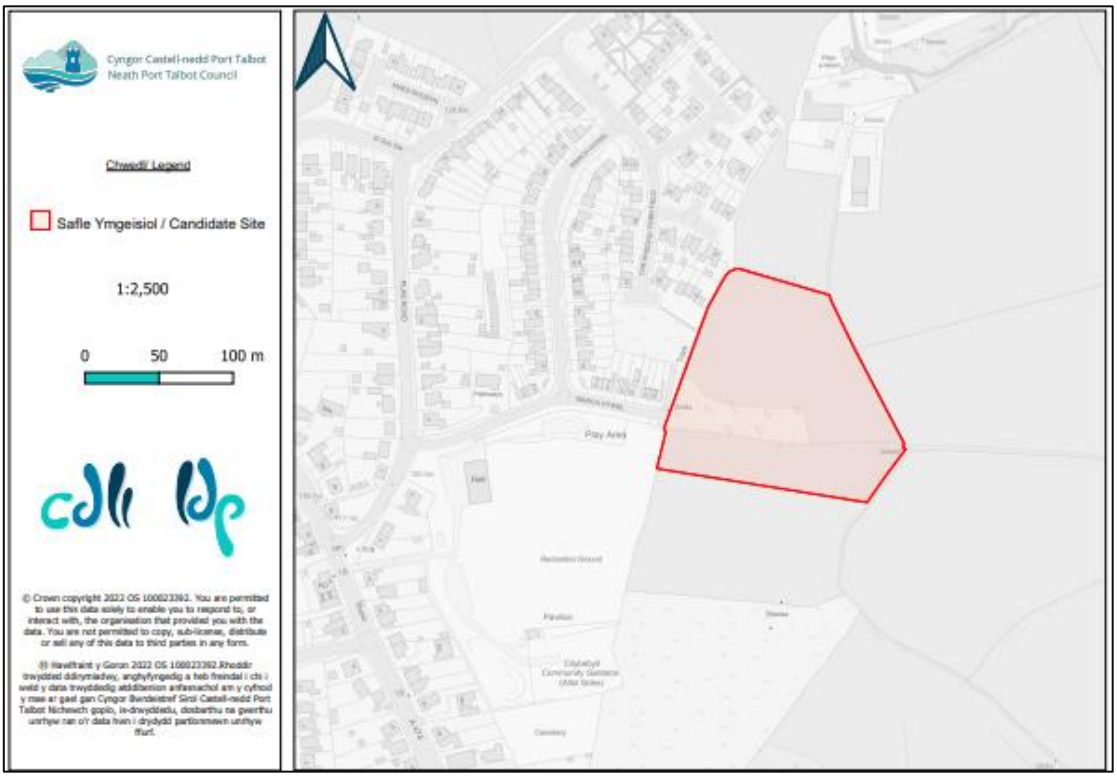
Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All Candidate Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **the Candidate Site is considered to be suitable for release from the Green Wedge**. Given the settlement separation between Rhos and Crynant, development of this Candidate Site would not lead to the coalescence of these settlements and would be a managed form of urban release.

RLDP/P/0029 - Land adjoining March Hywel and Cae Rhedyn, Rhos



This site has been assessed as part of the wider site. The assessment for the wider site is provided below.

Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site boundaries are mixed. There are some well-established, albeit unprotected, trees on the northern boundary. The western boundary is also comprised of a number of well-established, albeit unprotected, trees. There are also

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	a number of residential properties, recreational space and Rhos Community Centre and Football Club. There is some degree of inter-visibility into the parcel. The southeastern boundary is relatively weak. It is delineated by Primrose Lane and fence with very interspersed unprotected trees. There is a high level of inter-visibility between the southern parcel and the remainder of the Green Wedge. The northeastern boundary cuts through a field. Whilst there are some trees, they are very intermittent and unprotected . There is a high degree of inter-visibility between the parcel and the wider countryside.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the site would not lead to the merging of two or more settlements. Removal of the parcel from the Green Wedge would leave a gap of over 4.8km to Crynant. There would be no change in settlement gap between the parcel and Gellinudd and other settlements to the west. It is therefore considered that the gap is not critical to settlement separation. According to the Green Wedge methodology, the site therefore plays a limited role within settlement separation as removal of the parcel would lead to the existing gap being closed by less than 8%.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	In terms of perception of merging between Rhos and Crynant, given the distance, the intervening fields, and woodland areas it is not considered that development of the site would impact upon the perception of settlement separation.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The Candidate Site parcel does not lie along a main road. Instead it is accessed from residential roads and Primrose Lane which is a country lane providing access to Tyn y Cwm Farm. There is no development within the Candidate Site parcel.
Topography: Does the topography of the area serve a purpose in the avoidance of	Given the scale of the gap between Crynant and Rhos, the topography of the Green Wedge does not serve a purpose in the avoidance of coalescence between the two settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
coalescence between settlements?	
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Given the scale of the gap between Crynant and Rhos and the number of existing tree and wooded areas, the openness of the Green Wedge does not play a key role in terms of preventing the coalescence of Crynant and Rhos.

Development of the Candidate Site would not lead to the coalescence of the settlements of Rhos and Crynant. The settlements would be left with a separation of over 4.8km.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the	The Candidate Site is not located on a main road. Development of the site would therefore not lead to ribbon development along a main road.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
area of green wedge contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the site would not lead to isolated development given that the western boundary in part adjoins the settlement limit. The remainder of western boundary includes Rhos Community Centre and Football Club. On the ground these are perceived to form part of the settlement. The site is therefore on the ground perceived to be relatively well contained.
Well connected? Two or more boundaries with the built-up area.	Whilst only a small part of the southern boundary, and part of the western boundary join the settlement, on the ground the site is considered to be better connected to the existing settlement as it adjoins the community centre and football club. The urban area is also connected to the parcel through the footpath which runs east-west across the Candidate Site parcel.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the site would not 'round off' the settlement pattern. Given the scale of the separation between Crynant and Rhos, this 'jutting out' would not impact upon the settlement separation.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The western boundary of the Candidate Site parcel does provide a good existing barrier to prevent urban sprawl which would be lost through the development of the site.
How well contained is the parcel?	The parcel is partially contained. Excluding the community centre and football ground which are not within the settlement limit, the parcel has a 20% containment with the urban area. Including the community centre and football ground (i.e., taking into consideration the perceived settlement form on the ground) this increases to 32%. In accordance with the Green Wedge Methodology, the parcel therefore has some appreciable relationship with the urban area. On the ground given the community centre and football club, it is considered that the parcel has a greater relationship with the urban area.

Development of the Candidate Site would result in a managed urban extension. The Candidate Site parcel plays a more limited role in terms of preventing uncontrolled expansion between Rhos and Crynant due to the scale of the Green Wedge in this location. On the ground the site is well connected with the urban area.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Development of the site would result in the loss an existing relatively strong boundary between the parcel and the urban area. Given the scale of the separation between Crynant and Rhos, development would not be perceived as encroaching towards Crynant from Rhos.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site is undeveloped. There is a farm track in the parcel, but no urban development. There is a public footpath running east west through the Candidate Site parcel. There is also a public footpath running along the lane to the southern boundary. The site is classified as Grade 4, Grade 5, and urban ALC.

Development of the site would result in the loss an existing relatively strong boundary between the parcel and the urban area. Given the scale of the separation between Crynant and Rhos, development would not be perceived as encroaching towards Crynant from Rhos.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The Candidate Site parcel does not play a key role in providing the landscape setting for the adjacent urban area. Within the Candidate Site parcel there is an ancient monument – standing stones. These are however masked/ hidden by existing vegetation.

The Candidate Site parcel does not play a key role in providing the landscape setting for the adjacent urban area.

Within the Candidate Site parcel there is an ancient monument – standing stones. These are however masked/ hidden by existing vegetation.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

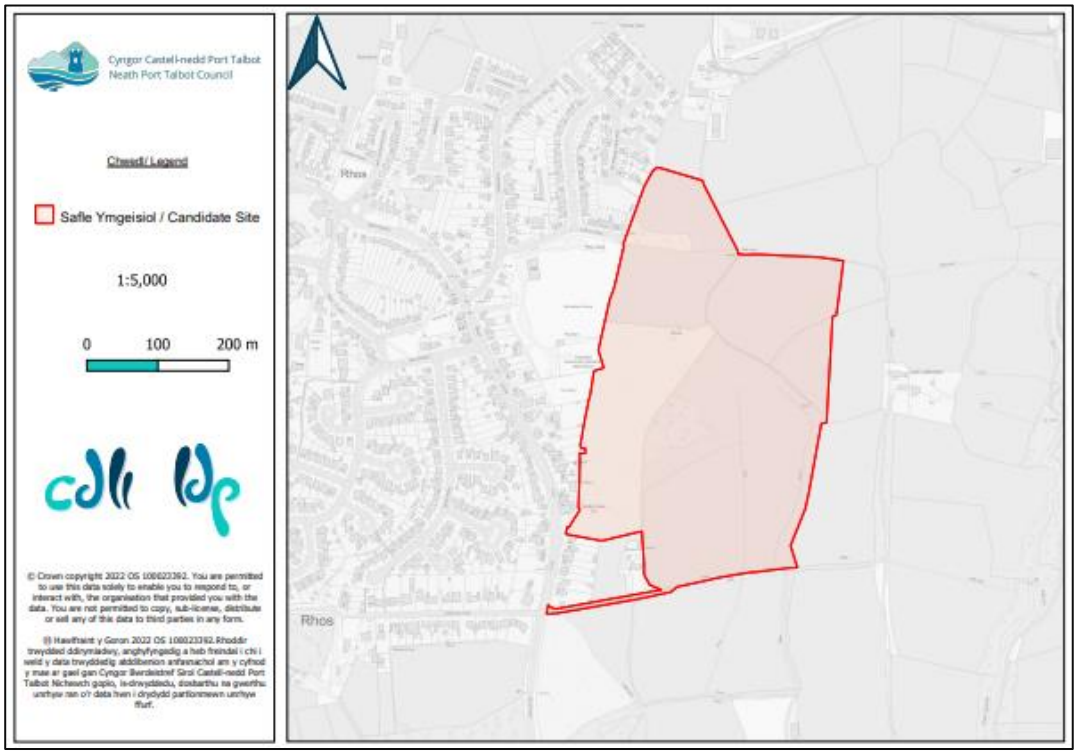
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All Candidate Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **the Candidate Site is considered to be suitable for release from the Green Wedge**. Given the settlement separation between Rhos and Crynant, development of this Candidate

Site would not lead to the coalescence of these settlements and would be a managed form of urban release.

RLDP/P/0030 - Land adjoining March Hywel and adjacent to The Smiths Arms and to the East of Rhos



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site boundaries are mixed. There are some well-established, albeit unprotected, trees on the northern boundary. The western boundary is also comprised of a number of well-established, albeit unprotected, trees. There are also a number of residential properties, recreational space and Rhos Community Centre and Football Club. There is some degree of inter-visibility into the parcel.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The southeastern boundary is relatively weak. It is delineated by Primrose Lane and fence with very interspersed unprotected trees. There is a high level of inter-visibility between the southern parcel and the remainder of the Green Wedge. The northeastern boundary cuts through a field. Whilst there are some trees, they are very intermittent and unprotected . There is a high degree of inter-visibility between the parcel and the wider countryside.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the site would not lead to the merging of two or more settlements. Removal of the parcel from the Green Wedge would leave a gap of over 4.8km to Crynant. There would be no change in settlement gap between the parcel and Gellinudd and other settlements to the west. It is therefore considered that the gap is not critical to settlement separation. According to the Green Wedge methodology, the site therefore plays a limited role within settlement separation as removal of the parcel would lead to the existing gap being closed by less than 8%. In terms of perception of merging between Rhos and Crynant, given the distance, the intervening fields, and woodland areas it is not considered that development of

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	the site would impact upon the perception of settlement separation.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The Candidate Site parcel does not lie along a main road. Instead it is accessed from residential roads and Primrose Lane which is a country lane providing access to Tyn y Cwm Farm. There is no development within the Candidate Site parcel.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Given the scale of the gap between Crynant and Rhos, the topography of the Green Wedge does not serve a purpose in the avoidance of coalescence between the two settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Given the scale of the gap between Crynant and Rhos and the number of existing tree and wooded areas, the openness of the Green Wedge does not play a key role in terms of preventing the coalescence of Crynant and Rhos.

Development of the Candidate Site would not lead to the coalescence of the settlements of Rhos and Crynant. The settlements would be left with a separation of over 4.8km.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge	The Candidate Site is not located on a main road. Development of the site would therefore not lead to ribbon development along a main road.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the site would not lead to isolated development given that the western boundary in part adjoins the settlement limit. The remainder of western boundary includes Rhos Community Centre and Football Club. On the ground these are perceived to form part of the settlement. The site is therefore on the ground perceived to be relatively well contained.
Well connected? Two or more boundaries with the built-up area.	Whilst only a small part of the southern boundary, and part of the western boundary join the settlement, on the ground the site is considered to be better connected to the existing settlement as it adjoins the community centre and football club. The urban area is also connected to the parcel through the footpath which runs east-west across the Candidate Site parcel.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the site would not 'round off' the settlement pattern. Given the scale of the separation between Crynant and Rhos, this 'jutting out' would not impact upon the settlement separation.
Provide a good existing barrier:	The western boundary of the Candidate Site parcel does provide a good existing barrier to prevent urban sprawl which would be lost through the development of the site.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	
How well contained is the parcel?	The parcel is partially contained. Excluding the community centre and football ground which are not within the settlement limit, the parcel has a 20% containment with the urban area. Including the community centre and football ground (i.e., taking into consideration the perceived settlement form on the ground) this increases to 32%. In accordance with the Green Wedge Methodology, the parcel therefore has some appreciable relationship with the urban area. On the ground given the community centre and football club, it is considered that the parcel has a greater relationship with the urban area.

Development of the Candidate Site would result in a managed urban extension. The Candidate Site parcel plays a more limited role in terms of preventing uncontrolled expansion between Rhos and Crynant due to the scale of the Green Wedge in this location. On the ground the site is well connected with the urban area.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Development of the site would result in the loss an existing relatively strong boundary between the parcel and the urban area. Given the scale of the separation between Crynant and Rhos, development would not be perceived as encroaching towards Crynant from Rhos.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site is undeveloped. There is a farm track in the parcel, but no urban development. There is a public footpath running east west through the Candidate Site parcel. There is also a public footpath running along the lane to the southern boundary. The site is classified as Grade 3b, Grade 4, Grade 5, and urban ALC.

Development of the site would result in the loss an existing relatively strong boundary between the parcel and the urban area. Given the scale of the separation between Crynant and Rhos, development would not be perceived as encroaching towards Crynant from Rhos.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The Candidate Site parcel does not play a key role in providing the landscape setting for the adjacent urban area. Within the Candidate Site parcel there is an ancient monument – standing stones. These are however masked/ hidden by existing vegetation.

The Candidate Site parcel does not play a key role in providing the landscape setting for the adjacent urban area.

Within the Candidate Site parcel there is an ancient monument – standing stones. These are however masked/ hidden by existing vegetation.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

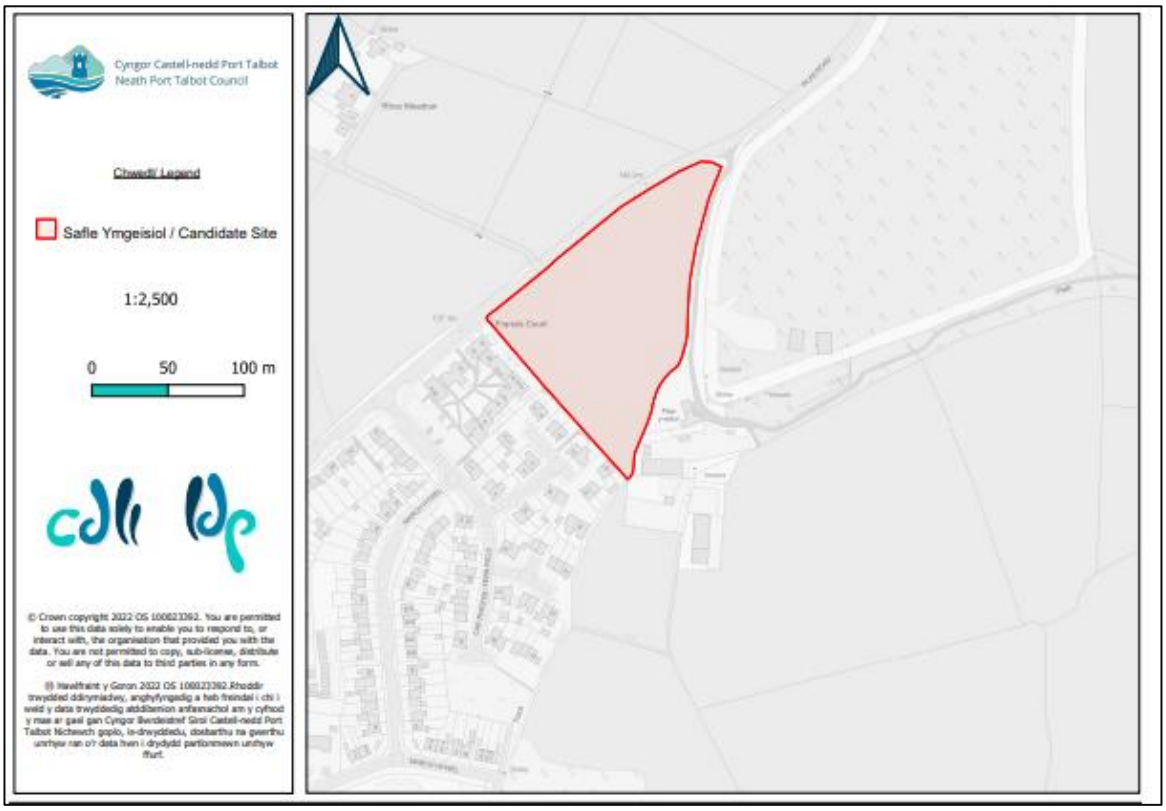
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All Candidate Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **the Candidate Site is considered to be suitable for release from the Green Wedge**. Given the settlement separation between Rhos and Crynant, development of this Candidate

Site would not lead to the coalescence of these settlements and would be a managed form of urban release.

RLDP/P/0031 - Land at Plas Road, Rhos



Principle 1: Prevent the Coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site parcel has relatively good barriers. The southern boundary is comprised of residential accommodation. There is a low hedge and some established, unprotected, trees. There is some degree of intervisibility between the houses and the parcel. The eastern and western boundaries are delineated by well-established intermittent unprotected trees.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The eastern boundary is also delineated by a farm track and dense unprotected woodland/ forestry in the adjoining field. The western boundary is also delineated by Plas Road. There is intervisibility between the Candidate Site and Plas Road.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The purpose of the Green Wedge in this location is to separate the settlement of Rhos and Crynant and the settlement of Rhos to Gellinudd. Development of the site would not lead to the merging of two or more settlements. Removal of the parcel from the Green Wedge would leave a gap of over 4.8km to Crynant. There would be no change in settlement gap between the parcel and Gellinudd.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	There is no existing development within the Candidate Site parcel. Development of the site would create further development along Plas Road, this is however not a main road connecting Rhos with Gellinudd. Development of the site would therefore not increase the perception of proximity between settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Given the screening of the site to the north by extensive forestry/ woodland in the neighbouring field it is not considered that the perception of coalescence between the settlements of Rhos and Crynant is influenced by topography. In terms of the separation between Rhos and Gellinudd, the fields on the other side of Plas Lane, which include the Bryn Brych Farm Candidate Sites, are open and sloping and form a key part of the settlement separation due to the openness and topography of this area. This site plays a slightly different role in the separation of Rhos and Gellinudd given that it is set slightly further back (on the other side of Plas Road) and is screened somewhat by intermittent well-established trees. It also adjoins existing urban development which isn't overly visible in the settlement gap. On the ground therefore topography and openness play less of a key role than for the other Candidate Site submissions on the other side of Plas Road.
Openness:	See above.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
How open is the area? This may be influenced by topography, built development, trees and hedgerows.	

Development of this Candidate Site parcel would not lead to the coalescence of Rhos and Crynant, nor Rhos and Gellinudd.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green	Development of the Candidate Site parcel would not lead to ribbon development along New Road, the main road that separates Gellinudd and Rhos. Development of the site would lead to some ribbon development along Plas Road, this is however not a main road nor a road that connects Rhos and Gellinudd. It is also screened by established trees.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
wedge contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the Candidate Site would not lead to an isolated form of development as the site adjoins the existing urban area.
Well connected? Two or more boundaries with the built-up area.	The site is only connected to the urban edge on the southern boundary.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the site would not necessarily round off the settlement pattern as it would lead to an extension of the settlement to the north. On the ground however, it would be perceived as providing a rounding off/ drawing a logical boundary to the settlement as the road turns a corner at the end of the Candidate Site when heading northwards and the next field is woodland/ forestry. This therefore provides a natural finish to the settlement.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge in this location does not provide a good existing barrier which would be lost if the parcel were developed. The woodland to the north of the Candidate Site parcel would provide a greater barrier to prevent urban sprawl.
How well contained is the parcel?	The site is considered on balance to be partially well contained. Whilst only approximately 26% of the boundary is contiguous with the existing urban area, a further 40% is enclosed by the farm track intermittent woodland boundary to the east and adjoining woodland/ forestry.

Whilst the Candidate Site is only partially well contained to the urban area and only connected to the urban area on the southern boundary, it is considered that development of the Candidate Site parcel would form part of a controlled expansion to the urban area. The woodland to the north of the site would form a defensible boundary to prevent further urban sprawl into the Green Wedge.

In terms of expansion towards Gellinudd, the development would not extend any further than existing residenital accommodation.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	On the whole, the Candidate Site boundaries are considered to be relatively good. The boundary between the existing urban area and the Candidate Site is formed of residential accommodation, low fence, and interspersed trees. There is inter-visibility between the Candidate Site parcel and the existing urban area. Development of the site would create a strong defensive northern boundary – dense well-established woodland. This would assist with safeguarding the countryside from encroachment. In terms of the separation between the urban area and Gellinudd, the boundary would be unchanged. Plas Road and the intermittent trees would remain as the boundary.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of	There is no built development within the Candidate Site parcel. The Candidate Site parcel is therefore undeveloped. A public right of way passes through the southeastern part of the site. The site is classified as Grade 4, Grade 5, and urban ALC.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
way, woodland, and the grade of agricultural land.	

Development of the Candidate Site parcel would not impact upon the boundary separating Rhos and Gellinudd. It would lead to a more defensive boundary to the north of the site to prevent further development along Plas Road/ prevent unrestrictive sprawl along Plas Road.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic	The Candidate Site does not provide the landscape setting for the adjacent urban area. There are no historic characteristics within the Candidate Site parcel/ within close proximity of the Candidate Site. The Candidate Site therefore plays no role in the setting of historical significance.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
significance. Does the area provide a landscape setting for an adjacent urban area?	

The Candidate Site parcel does not play a role in protecting the heritage/ landscape setting of the adjacent urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

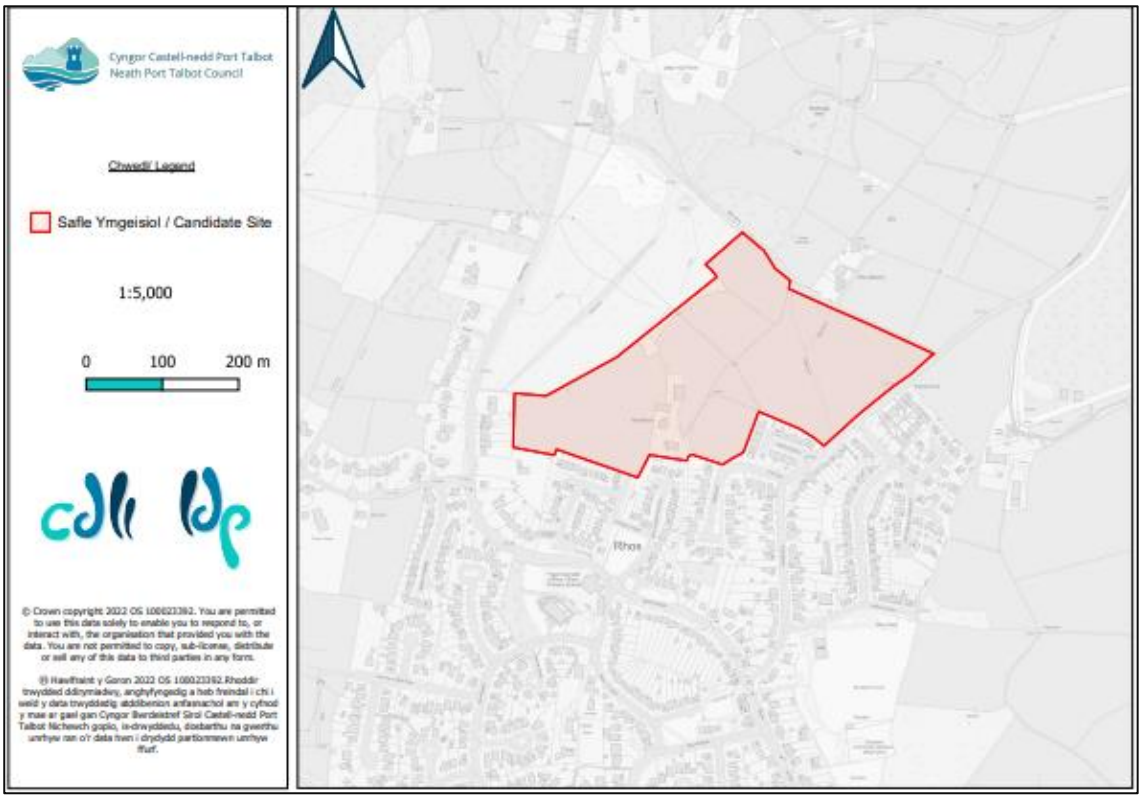
Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing	All sites have been identified as playing no significance in relation to this characteristic.

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
no significance in relation to this characteristic.	

All Candidate Sites have been identified as playing no significance in relation to assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **the Candidate Site parcel has been identified as being suitable for release from the Green Wedge**. On the ground the Candidate Site forms a logical settlement expansion, introducing more defensible boundaries between the settlements of Rhos and Crynant and not impacting upon the existing site boundaries between Rhos and Gellinudd. Development of the Candidate Site would not impact upon the settlement separation and therefore not impact upon the coalescence of these settlements. It would be a managed form of development, not leading to isolated development or urban sprawl.

RLDP/P/0032 - Land North of Neath Road, Rhos



This site is located in the same area as Candidate Site RLDP/P/0023 but extends further towards Gellinudd.

Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Land to the south of this Candidate Site parcel was identified as suitable for Green Wedge release as part of the current LDP and allocated for housing. Part of this allocation has been developed. For the purpose of this assessment it has been assumed that the remainder of this allocation will be developed. Taking this into consideration, the

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	southern boundary of the parcel is formed by residential accommodation. The eastern boundary is bounded by Plas Road which is a country lane. There are residential properties on the majority of the other side of Plas Road and a Candidate Site parcel has been promoted for residential development on the undeveloped part. Where the site adjoins Plas Road, the boundaries are mixed comprising fence, intermittent well-established trees, and hedgerow in parts. The boundary is quite weak and there is a high degree of intervisibility. The northern and western boundaries are also mixed. Formed in parts by a dense well-established, albeit unprotected, tree line, part by hedgerow, part by residential properties, part by open fence, and part by very low-lying hedge. There is a high degree of intervisibility into the parcel. Overall, the parcel therefore has moderate boundaries. Within the parcel there is a ridgeline which limits the impact and visibility of development between Rhos and Gellinudd. Development beyond the ridgeline would be highly visible as the Green Wedge slopes from Rhos to Gellinudd. Development around Plas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Lane would also be visible due to the change in topography. Due to the topography, there is a high degree of intervisibility between the site and Gellinudd. The boundaries are therefore weaker on site/ when viewed from afar.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The purpose of the Green Wedge at this location is to prevent the coalescence of Rhos and Gellinudd. Development of the site would not lead to the merging of the settlements. There is currently a gap of 0.4km between the Green Wedge and the settlement of Gellinudd. Development of this parcel would reduce the gap to 0.25km. This would represent in a 37.5% reduction. According to the Green Wedge methodology, this is quite a critical gap. On the ground, whilst there is a ridgeline, there is a high degree of visibility and connection between Rhos and Gellinudd. In particular beyond the ridgeline but also from Plas Road. The existing gap is therefore considered to be quite critical in maintaining the separation of the settlements.
Existing development:	The site would likely be accessed from Heol Alfred Wallace or Plas Road.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	Heol Alfred Wallace is a residential road serving the new development. Plas Road is a rural lane. Neither connects Rhos to Gellinudd. Bryn Brych Farm is included within the Candidate Site parcel. The remainder of the parcel is open countryside.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The topography in this area plays a key role in the separation of the settlements of Rhos and Gellinudd. From Plas Road, the site forms part of a field pattern which is open and maintains the separation between Rhos and Gellinudd. Within the Green Wedge, within the Candidate Site parcel, between the settlements, there is a ridgeline. Beyond the ridgeline on the ground the fields appear as part of Gellinudd rather than Rhos. This plays a very key role in maintaining the settlement separation. The topography in this area therefore plays a very key role in maintaining the settlement separation of Gellinudd and Rhos.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Whilst the Candidate Site parcel includes some land behind the ridgeline and the ridgeline plays a key role in limiting the visibility of development in Rhos from Gellinudd, the topography and openness of the Green Wedge in general, and the Candidate Site parcel, in this location plays a key role in maintaining the settlement separation of Gellinudd and Rhos. Development of areas around Plas Road would be highly visible as would any development beyond the ridgeline.

Development of the Candidate Site parcel would not lead to the physical coalescence of settlements but would according to the Green Wedge Methodology led to a critical settlement gap. On the ground however development around Plas Lane and beyond the ridgeline would be highly visible and lead to the perception of a reduction in the settlement gap.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating	Development of the site would not lead to ribbon development between Rhos and Gellinudd as the Candidate Site parcel does not run along the road joining the settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the site would not lead to isolated development as the site adjoins the existing settlement. Any development behind the ridgeline would also appear as part of the existing settlement of Rhos.
Well connected? Two or more boundaries with the built-up area.	The Candidate Site parcel adjoins the urban area on the southern boundary. Development behind the ridgeline would be well connected to the existing settlement.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	There may be potential for some rounding off behind the ridgeline but on the whole development of this Candidate Site parcel would not 'round off' the settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge in this area between Gellinudd and Rhos plays a key role in separating the settlements of Gellinudd and Rhos. The existing Green Wedge provides a good barrier with development located behind the ridgeline. The Green Wedge in this location is open in character and due to the topography is visible. It therefore acts

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	as a good barrier to prevent a sense of urban sprawl between the settlements. Whilst the Candidate Site parcel does include some land behind the ridgeline, there is a high degree of intervisibility between the parcel and the wider green wedge and settlements. Development around Plas Lane and in front of the ridgeline would be highly visible and result in the perception of urban sprawl between the settlements. Development in this location would therefore result in the loss of a good existing barrier.
How well contained is the parcel?	The site is partially contained, excluding the area allocated for development, approximately 29% of the site is contiguous with the urban area. The area of the parcel behind the ridgeline is well contained. The parcel therefore has some appreciable relationship with the urban area.

The Candidate Site parcel is not considered to be a managed form of urban release. Whilst the Candidate Site does include some land behind the ridge line, the site is only partially contained and is highly visible. Development of the parcel would therefore be highly visible and lead to a perception of urban sprawl.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The existing settlement limit has been drawn to limit development behind the ridgeline. This is a defensible boundary which safeguards the remainder of the countryside between Rhos and Gellinudd from encroachment. Development which is visible around Plas Lane and beyond the ridgeline would lead to the removal of this existing boundary.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site parcel is comprised of green fields and Bryn Brych Farm. There is a public right of way which runs diagonally through the Candidate Site parcel. The site is classified as Grade 4, Grade 5, non-agricultural, and urban ALC.

The existing settlement limit has been drawn in line with the ridgeline to provide a good strong boundary. Development beyond this ridgeline or around Plas Lane where it would be visible would lead to the removal of this existing strong boundary and countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The Candidate Site does not provide the landscape setting for the adjacent urban area. There are no historic characteristics within the Candidate Site parcel/ within close proximity of the Candidate Site. The Candidate Site therefore plays no role in the setting of historical significance.

The Candidate Site parcel does not play a role in protecting the heritage/ landscape setting of the adjacent urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

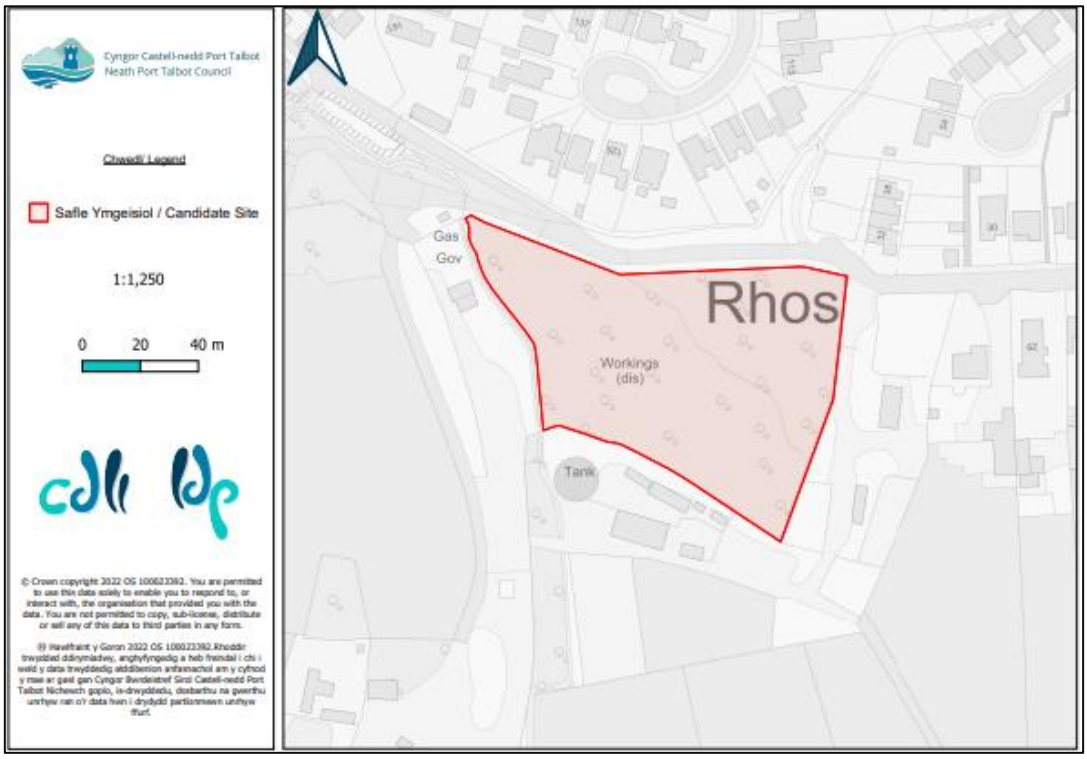
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All Candidate Sites have been identified as playing no significance in relation to assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary when taking into consideration the principles of Green Wedge, it is concluded that **the Candidate Site parcel should not be released from the Green Wedge.** Whilst the Candidate Site includes some land behind the ridgeline, the Candidate Site parcel is highly visible due to the topography of the Green Wedge and plays a key role in maintaining the openness of the area between the settlements of

Gellinudd and Rhos. Development of the site would lead to a perception of settlement coalescence and urban sprawl.

RLDP/P/0033 - Land at Primrose Lane, Rhos



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site parcel has relatively good boundaries as it is formed of dense overgrown shrubland and trees. The majority of the trees (all apart from a small area to the northeast) are protected. In addition, to the north the site is bounded by Primrose Lane. Primrose Lane becomes more rural/ informal in nature at this point. To the east there is a farm lane/ farm access road and a horse paddock. To the west there is a former sawmill and built form.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the site would not lead to the merging of two or more settlements. The Green Wedge at this location seeks to avoid coalescence between Alltwen and Rhos. Development of the site would reduce the separation between the settlements of Rhos and Alltwen to 1.4km in this location. This would reduce the settlement gap by 12.5%. The settlement gap is closer elsewhere.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The Candidate Site parcel adjoins Primrose Lane which is not a main road and does not link Rhos and Alltwen. The site is a former mine, it has however become overgrown and wooded. The former mine use has therefore blended into the landscape. As a result, there are no urbanising features within the Candidate Site parcel. There is a public right of way along the eastern boundary. There are also public rights of way to the north, south and west of the Candidate Site parcel.
Topography:	The Candidate Site parcel itself is relatively flat.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The topography of the Green Wedge does not play a key role in the avoidance of coalescence between the settlements of Rhos and Alltwen in this location.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The openness of the Green Wedge does not play a key role in the avoidance of coalescence between the settlements of Rhos and Alltwen in this location. The parcel itself is covered by vegetation and well-established trees, the majority of which are protected.

Development of the Candidate Site parcel would not lead to the merging of two or more settlements or reduce the separation between the settlements of Rhos and Alltwen. Development of this parcel would therefore not lead to the coalescence of Alltwen and Rhos.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	Development of the site would not lead to ribbon development along a main road.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	To some extent, development of the site would lead to isolated development as the Candidate Site parcel does not join the urban area. The site is however surrounded by residential development/ built form and is only separated from the settlement limit by a small pony paddock. As part of work to inform the Deposit Plan, further work could be undertaken to determine whether or not it would be suitable to amend the Green Wedge boundary in this location to include the existing built form.
Well connected? Two or more boundaries with the built-up area.	Whilst the site has no contiguous boundaries with the urban area, the site is surrounded by built form, only separated from the settlement limit by a small pony paddock. The built form is visible and there is an

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	appreciable relationship between the existing settlement and the Candidate Site parcel.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	As part of work to inform the Deposit Plan, further work could be undertaken to ascertain whether the boundary should be amended in this location to include the existing built form. If amendments were to be made, inclusion of this parcel would round off the settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	To a certain extent. The Candidate Site does form a good barrier to further development along Primrose Lane due to the number of well-established trees and overgrown nature of the site. There is however built form adjoining the site and a dense belt of trees to the west which would act as a barrier to development.
How well contained is the parcel?	Whilst none of the boundaries of the parcel are contiguous with the existing urban area, the site is adjoined by existing built form and only separated from the settlement limit by a small pony paddock. On the ground it is therefore perceived to be more contained.

Whilst the Candidate Site is separated from the existing settlement by a small pony paddock, there is built form adjoining the site. On the ground therefore the site has a good relationship with the existing settlement and would not lead to isolated development. Removal of the site would leave a good strong defensive boundary and therefore prevent further urban sprawl into the countryside.

Further work would need to be undertaken ahead of the Deposit Plan to determine whether or not the settlement boundary should be amended in this location to take into consideration the existing built form.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	As noted above, the site boundaries are considered to be relatively good and the parcel acts somewhat as a barrier to prevent further development along Primrose Lane although there is already existing built development adjoining the site outside of the settlement limit. If the site were to be removed from the Green Wedge the adjoining dense tree line boundary would act as a strong defensible boundary preventing further development/ further encroachment into the countryside.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site parcel is a former mine which has blended into the landscape and is now overgrown and has dense well-established trees. The site is adjacent to the existing settlement and there are a number of buildings adjacent to the site including a former sawmill. Further work will need to be undertaken ahead of the Deposit Plan to determine whether the Green Wedge boundary should be amended to include this built form.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	A public footpath passes through the south western boundary of the site. There are also public footpaths on the northern, eastern, and western boundaries of the site. The site is classified as Grade 5, non-agricultural, and urban ALC.

The Candidate Site parcel plays a role in providing a defensible boundary to assist in the safeguarding of the countryside from encroachment. The site however adjoins the existing urban area and there are a number of buildings adjoining the site. Ahead of the Deposit Plan further work will need to be undertaken to determine whether the Green Wedge boundary should be amended in this location to take into consideration this built form. If the parcel were to be removed from the Green Wedge, the existing tree belt adjoining the site would provide a strong defensible boundary to safeguard the countryside from encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area:	There are no historic landscapes or built heritage within proximity of the Candidate Site parcel.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The Candidate Site parcel therefore plays no role in conserving the historic character/ setting of built heritage. The Candidate Site parcel neither plays any role in the setting of the urban area.

The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

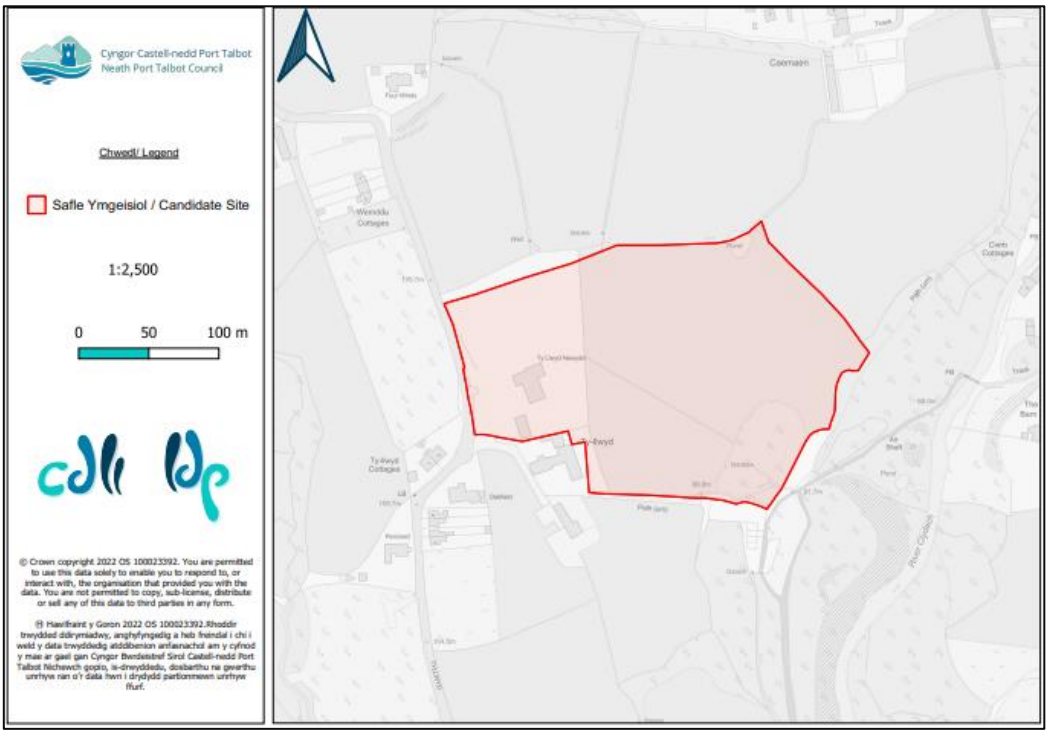
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored.	All sites have been identified as playing no significance in relation to this characteristic.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
All sites have therefore been identified as playing no significance in relation to this characteristic.	

All Candidate Sites have been identified as playing no significance in relation to assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **the Green Wedge boundary in this location could be amended to include the adjoining built form.** Whilst the site itself is not considered to be suitable for release from the Green Wedge as it does not adjoin the urban area, the Green Wedge boundary in this location could be amended to include the adjoining built form. Further work would need to undertake ahead of the Deposit Plan in order to determine whether or not this would be an appropriate boundary amendment.

RLDP/N/0009 - Tyllwyd Newydd Field and Paddock, Bryncoch



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	There are moderate boundaries overall. The western boundary of the Candidate Site forms the boundary for the Green Wedge at this location. The western boundary is delineated by Tyllwyd Road and the existing access points into the dwelling. There are a number of well-established, albeit unprotected, trees running along Tyllwyd Road. The western boundary is also formed of a residential dwelling and outbuildings/stables. There is a low stone wall and are a number of interspersed

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	well-established, albeit unprotected trees. Overall, there is some intervisibility between the parcel and the road. On the southern, northern, and eastern boundaries there are a number of trees. These are well-established and vary in terms of denseness. They are unprotected. A very dense well-established tree parcel adjoins the site on the south-eastern boundary. Again this is unprotected.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the site would not lead to the physical connection of two or more settlements. The Candidate Site parcel does not adjoin an existing settlement limit and instead would form isolated development. The Candidate Site parcel is located on the edge of the Green Wedge. The Green Wedge in this location seeks to prevent urban sprawl from Bryncoch. Development of this parcel would reduce the extent of the Green Wedge from 0.7km to 0.5km (29% reduction). Development of this parcel would lead to urban sprawl towards Trebanos. There is currently a 3.0km gap between Bryncoch and Trebanos. Removal of this parcel would lead to a gap of 2.4km between this parcel and Trebanos and a gap of 0.5km from this parcel to Bryncoch.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	On the western edge of the parcel, there is a dwelling house, outbuildings/ stables, and a ménage. There is a public right of way running along part of the southern boundary of the Candidate Site parcel. In terms of road linkages, the site is accessed from Tyllwyd, a narrow country road. This road does not provide a direct link between settlements.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Given the scale of the Green Wedge in this location, the topography does not serve a purpose in the avoidance of coalescence between settlements.
Openness: How open is the area? This may be	Given the scale of the Green Wedge in this location, openness is not a defining characteristic in this location to prevent the coalescence of settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
influenced by topography, built development, trees and hedgerows.	

Development of this Candidate Site parcel would not lead to the coalescence of two or more settlements. Whilst there is existing residential development in close proximity of the Candidate Site parcel, these are not within the settlement limit. Development of the Candidate Site parcel would therefore lead to an isolated form of development as the Candidate Site parcel does not join an existing settlement.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is small scale existing ribbon development along Tyllwyd. This road forms the boundary edge of the Green Wedge. Development of this site would exacerbate the extent of ribbon development along the lane.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Whilst there are a number of residential properties within close proximity of the site, these are not within the urban area/ settlement limit.
Well connected? Two or more boundaries with the built-up area.	Whilst there are a number of residential properties within close proximity of the site, these are not within the urban area/ settlement limit. The site is therefore not well connected to the urban area, there are no boundaries contiguous with the settlement limit.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the site would not 'round off' the settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge itself provides a good barrier to development in this location.
How well contained is the parcel?	The parcel is not well contained. None of the parcel is contiguous with the existing urban area. As a

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	result, the parcel is detached from the existing urban concentration.

Whilst the Candidate Site adjoins existing development, these are not located within the urban area/ within a settlement limit. The Candidate Site parcel is therefore not well contained by the urban area and would not round off the settlement pattern. Development of this Candidate Site parcel would lead to urban sprawl.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	This Candidate Site parcel defines the western extent of the Green Wedge in this location. It therefore plays a key role in assisting in safeguarding the countryside from encroachment. Development of this parcel would lead to the loss of this boundary and therefore encroachment into the Green Wedge from the western edge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas,	The Candidate Site is largely undeveloped – there is a residenital dwelling, outbuildings/ stables and ménage on the western boundary. The remainder of the parcel is undeveloped. There is a public footpath running along the southern boundary of the Candidate Site parcel.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
public rights of way, woodland, and the grade of agricultural land.	The site is classified as Grade 3b, and non-agricultural ALC.

This Candidate Site parcel defines the western extent of the Green Wedge in this location. It therefore plays a key role in assisting in safeguarding the countryside from encroachment. Development of this parcel would lead to encroachment into the Green Wedge from the western edge.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The Candidate Site does not perform a role in providing the landscape setting for an adjacent urban area or built heritage/ historical landscape. There are no historic assets within or within close proximity to the Candidate Site parcel.

The Candidate Site plays no role in protecting the landscape setting of built heritage/ landscapes or adjacent urban area.

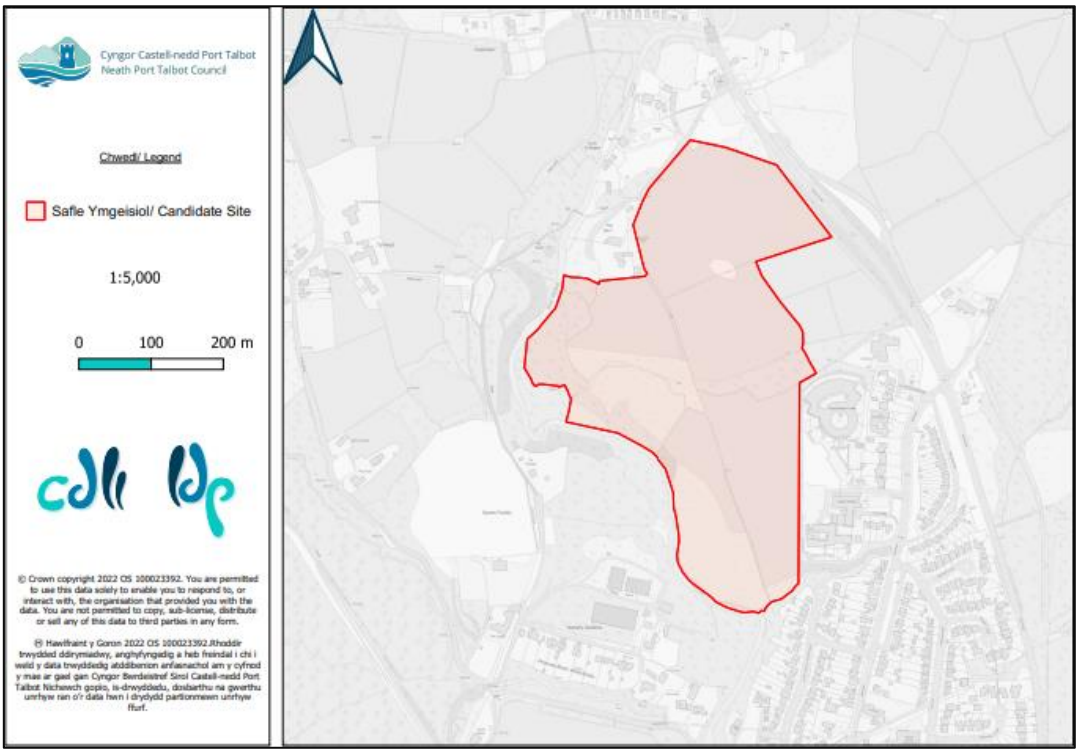
Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All Candidate Site parcels have been identified as playing no significance in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **the site is not considered to be suitable for release from the Green Wedge**. The Candidate Site forms the western boundary of the Green Wedge in this location. Whilst there is residential development within close proximity, they are not within the urban area. The site is therefore not well contained by the urban area and development of the Candidate Site parcel would lead to urban sprawl and encroachment into the Green Wedge from the western boundary.

RLDP/N/0010 - Land at Bryncoch Farm, Neath



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The site has relatively good boundaries. On the northern boundary there is a ridge which is a strong barrier separating the Candidate Site parcel and the rest of the Green Wedge. There is also a lane running along the north from the Dyffryn Arms to Bryncoch Farm. There are a few residential properties along this lane, but they are separated from the majority of the Candidate Site parcel due to the ridge. There are also a number of well-established trees, albeit these are not protected and there

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	is some intervisibility between the lane and the Candidate Site parcel. On the eastern boundary the Candidate Site in part adjoins the A474. This is a main road and therefore a strong barrier. There are also a number of well-established trees with limited inter-visibility between the parcel and the road, albeit noting that these are unprotected. The remainder of the eastern boundary is formed of dense, well-established trees, with some degree of inter-visibility. These again are unprotected. The southern boundary of the site is formed by a dense well-established, albeit unprotected, tree boundary backing onto the settlement limit. The western boundary again is formed of dense, well-established, unprotected trees. Around Bryncoch Farm there is a weak boundary between the field and farmhouse, low lying fence with high degree of intervisibility. The ridgeline does somewhat provide a strong boundary in parts of this location.
Physical connection of settlements: Would development of the area / site lead to the physical	The Green Wedge in this location seeks to prevent the coalescence of Rhos and Bryncoch. Development of the site would not lead to the coalescence of two or more settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
connection of two or more settlements?	Development of the Candidate Site parcel would reduce settlement separation from approximately 2.2km to 1.8km (wide gap to narrow gap). This 18% reduction suggests that the parcel plays a partial role in settlement separation. On the ground given the scale of separation between the settlements, and the fact that there is other development between the settlements of Rhos and Bryncoch (for example at Fforest Goch), it is not considered that development of this site would lead to the perception of merging between the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	To the south of the site is the existing settlement area of Bryncoch – residential, school, rehabilitation centre, assisted living accommodation etc. To the north of the site there is the Dyffryn Arms and a few residential dwellings along the lane between Dyffryn Arms and Bryncoch Farm. Development of this Candidate Site would lead to some development along the A474. There is already some development along this road between Rhos and Bryncoch. On the ground, given the scale of separation between Rhos and Bryncoch, and given the nature of the intervening development, it is not considered that development would give the sense of reducing the travel distance and therefore separation between the settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The site slopes to a ridgeline at the north of the site. The ridgeline separates the Candidate Site from the wider urban area.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Given the well-established dense trees along the A474 on the ground there is not a perception of openness between the settlements of Bryncoch and Rhos. This is also due to the scale of separation between the settlements, the fields patterns, and the number of dense well-established trees.

Development of the Candidate Site parcel would not lead to the coalescence of the settlements of Bryncoch and Rhos. The settlements are separated by 2.2km which would be reduced to 1.8km with the development of this parcel. Topography and openness are not defining characteristics of this part of the Green Wedge and development of the site would not lead to a perception of coalescence/ merging due to the intervening characteristics of the green wedge, including field pattern, trees, and existing development.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is already some existing ribbon development along the A474 which is the main road between Bryncoch and Rhos, for example the existing housing at Fforest Goch. Whilst this is the case, the settlements are separated and there are a number of intervening fields. Development of the Candidate Site would lead to additional development fronting the A474 as whilst the Candidate Site boundary excludes the area adjoining the road, in reality this would also need to be released from the Green Wedge. There are however existing well-established trees, and the site could be designed to ensure housing is screened behind these trees. Development of the site would not lead to continual ribbon development between the settlements. The perception of additional ribbon development would therefore be limited.
Isolated development: If the Candidate Site were to be developed would it lead to an	Development of the site would not lead to isolated development and therefore urban sprawl as the site adjoins the urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
isolated form of development?	
Well connected? Two or more boundaries with the built-up area.	Including the parcel which has been excluded from the boundary, but which would also need to be released, the southern part of the Candidate Site adjoins the urban area and wraps around the existing settlement. Whilst not within the urban area, the parcel also adjoins the existing development around the Dyffryn Arms. Whilst development would 'jut out,' on the ground development would be infilling the area from Bryncoch to the existing ridgeline by the Dyffryn Arms. The area would be well-screened by the existing well-established trees, and therefore not be perceived on the ground to 'jut out.'
Round off the settlement pattern? Would development 'round off' the settlement pattern?	In line with the comments in the box above, development of the site would not 'round off' the settlement pattern but would infill the gap between Bryncoch and the existing ridgeline.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier	It is not considered that the development of the Candidate Site would lead to the loss of a good barrier which would result in urban sprawl. The Green Wedge in this location is comprised of a number of fields, dense tree belts, existing development, is not

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
which if lost would result in urban sprawl.	characterised by its openness, and topography does not play a key role in terms of the separation of the settlements of Bryncoch and Rhos. The site would be developed up to the existing ridgeline at the Dyffryn Arms and would be well screened. The boundaries of the site are good and would limit further development/ encroachment into the Green Wedge/ urban sprawl.
How well contained is the parcel?	Approximately 17% of the Candidate Site parcel boundaries are contiguous with the urban area. This increases to approximately 25% when including the additional area. On the ground however the site is considered to be more well-contained due to the ridgeline and the well-established trees on the eastern boundary.

Development of this Candidate Site parcel would not lead to an unrestricted urban sprawl into the countryside at this location. Instead given the characteristics of the parcel, for example the ridgeline and existing well-established trees, and the scale of separation between Bryncoch and Rhos and the nature of the Green Wedge in this location, it is considered that the development of this site would lead to managed controlled expansion of the urban area and that a defensible boundary would be retained to prevent urban sprawl.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The boundaries of the Candidate Site are relatively good and there is a relatively good boundary to the existing urban area which would be removed by the development of the site. The northern boundary of the Candidate Site is however strong. There would therefore not be a loss of a defensible boundary.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including	The Candidate Site parcel is undeveloped, and it is formed of trees and fields. There is a public right of way along the northwestern boundary. The site is classified as Grade 3b, non-agricultural, and urban ALC.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	

It is considered that development of the Candidate Site parcel would not lead to the wider encroachment of the countryside given that the Candidate Site parcel has a strong northern boundary.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or	The Candidate Site parcel plays no role in conserving the historic landscape given that there is no built heritage within proximity of the Candidate Site parcel. Given the nature of the urban area in this location and the well-established dense trees with limited inter-visibility between the Candidate Site parcel and the existing settlement, it is not considered that the Candidate Site parcel plays an important role in providing the landscape setting for the settlement of Bryncoch.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	

The Candidate Site does not play a key role in protecting the setting of the urban area or conserving the historic landscape.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

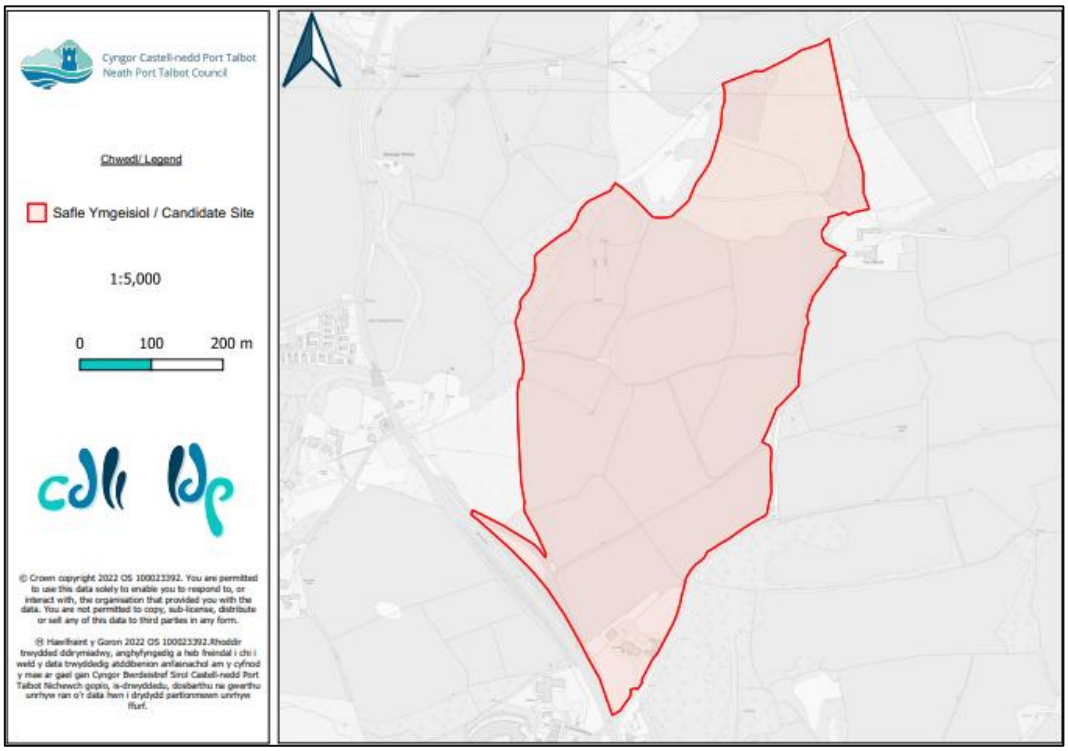
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the	All sites have been identified as playing no significance in relation to this characteristic.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	

The site plays no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of the Green Wedge, it is considered that **the Candidate Site parcel should be released from the Green Wedge**. Development of the Candidate Site will not lead to settlement coalescence/ the merging of the settlements of Rhos and Bryncoch and development will not lead to unrestrictive sprawl given the characteristics of the parcel and the wider Green Wedge in this location.

RLDP/N/0011 - Land at Pant Glas Farm, Bryncoch



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site has relatively good barriers. On all edges there are well-established trees and hedgerows. These are all unprotected and allow varying degrees of inter-visibility between the Candidate Site parcel and the wider countryside. On the northern boundary and part of the eastern boundary there are also farm tracks. These are narrow tracks with well-established hedgerows and trees. Again these are

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	unprotected and there is some intervisibility between the Candidate Site parcel and the wider countryside. On the southern boundary there are two holiday cottages in the southeast corner of the Green Wedge. The southern/ western boundary of the site is formed by the main A474 Neath Road. There is a dense unprotected tree belt. There is limited inter-visibility into the parcel.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location seeks to prevent the coalescence of Rhos and Bryncoch. Development of the site would not lead to the merging of these settlements. Development would extend the settlement edge of Bryncoch to this side of the A474 Neath Road. There is currently no development on this side of the A474 Neath Road. Development would reduce the settlement gap to 1.4km.
Existing development: What development currently exists in the area of Green Wedge, including road	There is very limited existing development within the Candidate Site parcel – two holiday cottages in the south-eastern part of the site. The southern boundary of the Candidate Site bounds the A474 Neath Road. This connects Rhos to Bryncoch.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	There is a public right of way adjoining the eastern boundary. The Candidate Site boundary does not adjoin the urban area.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The Candidate Site slopes north to south. Given the scale of separation between Bryncoch and Rhos, the topography of the Green Wedge in this location does not serve a purpose in the avoidance of coalescence between settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Given the scale of the Green Wedge in this location, the openness of the Green Wedge does not play a key role in the avoidance of coalescence between settlements. Within the wider Green Wedge gap between Rhos and Bryncoch, there is some development, including residential properties and motorhome park.

Development of the Candidate Site would not lead to the merging/ coalescence of two or more settlements. Development of the Candidate Site would however introduce development on this side of the A474 between Rhos and Bryncoch.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is already some existing ribbon development along the A474 which is the main road between Bryncoch and Rhos, for example the existing housing at Fforest Goch. Whilst this is the case, the settlements are separated and there are a number of intervening fields. Development of the Candidate Site would lead to additional development fronting the A474. There are however existing well-established trees, and the site could be designed to ensure housing is screened behind these trees. Development of the site would not lead to continual ribbon development between the settlements. The perception of additional ribbon development would therefore be limited.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	If the Candidate Site were to be developed it would lead to an isolated form of development on this side of the A474 Neath Road.
Well connected?	The parcel is poorly connected to the urban area. There are no direct boundaries adjoining the urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Two or more boundaries with the built-up area.	Whilst the parcel would be screened by trees, it would be an isolated form of development and therefore 'jut out.'
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the site would not 'round off' the settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge currently provides a good existing barrier which would be lost if the parcel were developed. It would therefore result in urban sprawl.
How well contained is the parcel?	The parcel is not contained. None of the boundaries of the parcel are contiguous with the urban area. As a result, the majority of the parcel is largely detached from – and poorly related to – the existing urban concentration.

The Candidate Site parcel is not well contained. None of the boundaries are contiguous with the urban area and the development of the site would lead to isolated development and urban sprawl onto this side of the A474. Development would not

lead to the ‘rounding off’ of the settlement pattern and would not constitute a managed controlled expansion of the urban area.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The Candidate Site does not adjoin the urban area and therefore the development of the site would not impact upon the boundary between the Candidate Site and the urban area.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	There are two residential dwellings to the southeast of the Candidate Site. Other than this, the Candidate Site is undeveloped. The parcel is formed of trees and fields. There is a public right of way to the east of the Candidate Site parcel. The site is classified as Grade 3b, Grade 5, non-agricultural and urban ALC.

The Candidate Site does not adjoin the urban area and therefore development of the site would lead to an isolated form of development between the settlements of Rhos and Bryncoch.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	There are no historical landscapes/ built heritage within the Candidate Site parcel or within close proximity of the Candidate Site parcel. The parcel therefore plays no role in providing the setting for a built heritage/ historical landscape. The Candidate Site also plays no role in providing the landscape setting for the adjacent urban area of Bryncoch.

The Candidate Site plays no role in protecting the setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

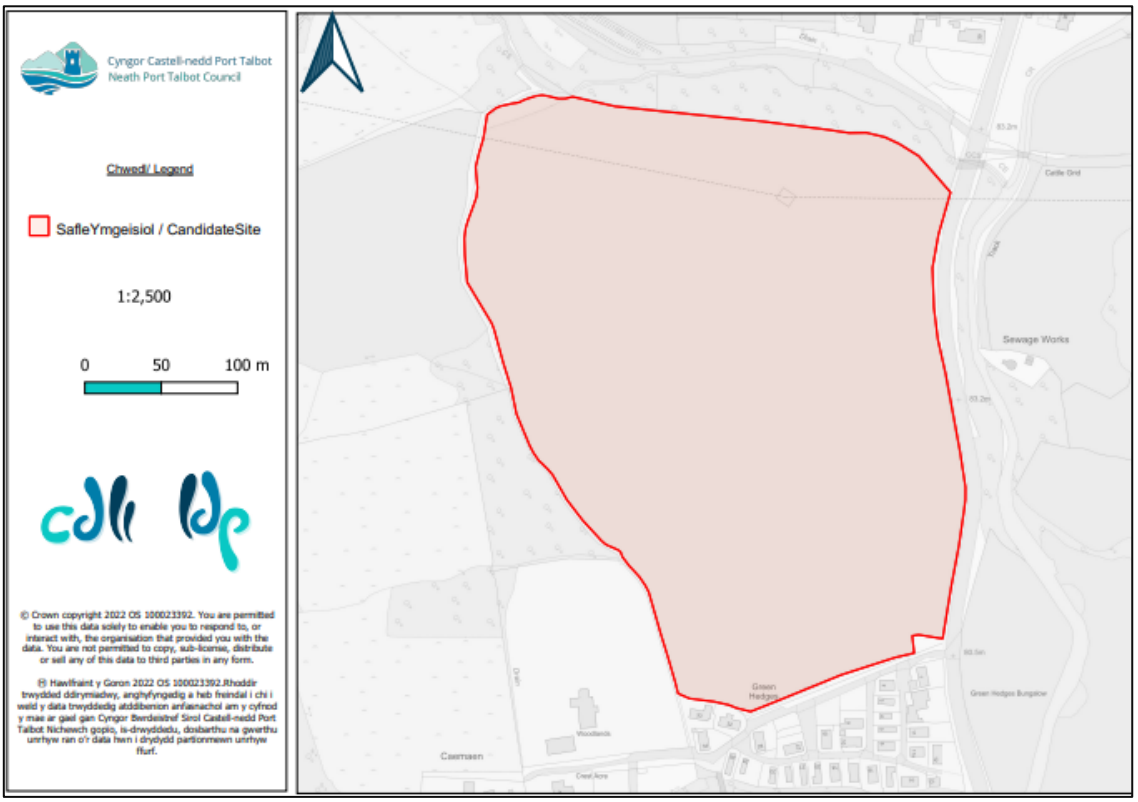
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All Candidate Sites have been identified as playing no significance in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of the Green Wedge, **the Candidate Site is not considered to be suitable for release from the Green Wedge**. The site does not adjoin the urban area. Development of the site would lead

to large scale isolated standalone development within the Green Wedge. This would encourage urban sprawl and further encroachment into the Candidate Site in this location.

RLDP/N/0014 - Land at Bryncoch Farm, Bryncoch



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site has moderate boundaries. There are extensive well-established trees on the northern, eastern, and western boundaries. These are however unprotected. There is moderate intervisibility between the parcel and the wider countryside. In addition on the eastern boundary is the A474 which is the main road between Neath and Rhos. This is a strong boundary feature.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The southern boundary is more urbanised and formed of a mobile home park. Whilst there are a number of well-established, these are unprotected. There is also a high degree of inter-visibility between the mobile home park and field.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The purpose of the Green Wedge in this location is to separate the settlement limits of Bryncoch and Rhos. The Candidate Site does not adjoin an existing settlement. Development of this Candidate Site would not lead to the physical connection of the settlements of Rhos and Bryncoch. There is currently a settlement gap of approximately 2.1km between these settlements. Development of the site would reduce the gap between the parcel and Rhos to approximately 1.2km and the gap between the parcel and Bryncoch to approximately 0.6km.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	The site fronts the A474 but is relatively well hidden by well-established trees. There are no urban features within the Candidate Site. To the north of the site there are a number of residential dwellings in Fforest Goch. To the south of the site there is a mobile home site.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The topography of the Green Wedge in this location does not play a key role in the avoidance of coalescence between settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The openness of the Green Wedge in this location does not play a key role in the avoidance of coalescence between settlements.

Development of the Candidate Site parcel would not lead to the coalescence of settlements. Whilst the Candidate Site parcel joins the mobile home site, this is not in the urban area. Development would therefore lead to an isolated form of development.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is already some existing ribbon development along the A474 which is the main road between Bryncoch and Rhos, for example the existing housing at Fforest Goch. Whilst this is the case, the settlements are separated and there are a number of intervening fields. Development of the site would not lead to continual ribbon development between the settlements. Development of the Candidate Site would however lead to additional development fronting the A474. There are however existing well-established trees, and the site could be designed to ensure housing is screened behind these trees. The perception of additional ribbon development would therefore be limited.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The Candidate Site does not adjoin the urban area. Whilst the site adjoins the mobile home park it is not located within/ adjoins the urban area. Development of the Candidate Site would therefore lead to an isolated form of development.
Well connected?	The site is not related to the urban area. Development of the site would therefore lead to isolated development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Two or more boundaries with the built-up area.	
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the Candidate Site would not 'round off' the settlement pattern. Development of the site would lead to urban sprawl into the countryside.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	Yes. The Green Wedge in this location provides a good barrier in terms of settlement separation as it is not directly adjacent to either settlement. With the development of this site, this would be lost.
How well contained is the parcel?	The site is not contained. The boundaries of the Candidate Site are not contiguous with the existing urban area. The site is detached from and therefore poorly related to the existing urban concentration.

Development of the Candidate Site would lead to urban sprawl between the settlements of Bryncoch and Rhos. The Candidate Site plays a key role in managing urban expansion which would be lost if the site were brought forward for development.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The Candidate Site has moderate boundaries. Given that the Candidate Site is detached from the urban area, there is not a strong defensible boundary between the urban area and the site. Development of this site would lead to encroachment into the countryside.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	There are no urban features within the Candidate Site parcel. The Candidate Site is therefore undeveloped. The parcel is formed of trees and fields. There is a public right of way which runs along the northern part of the Candidate Site. The site is classified as Grade 3b, Grade 5, and non-agricultural ALC.

Given that the Candidate Site does not adjoin the existing urban area, development of the Candidate Site would lead to the encroachment of the urban area into the countryside.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	Given that the site is not within proximity of built heritage, the site plays no role in conserving the historic character. The site also plays no role in providing the landscape setting of either Bryncoch or Pontardawe given the distance between the site and the settlements.

The site plays no role in protecting the setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed	All sites have been identified as playing no significance in relation to this characteristic.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	

All sites have been identified as playing no role in relation to assisting urban regeneration by encouraging the recycling of derelict and other urban land.

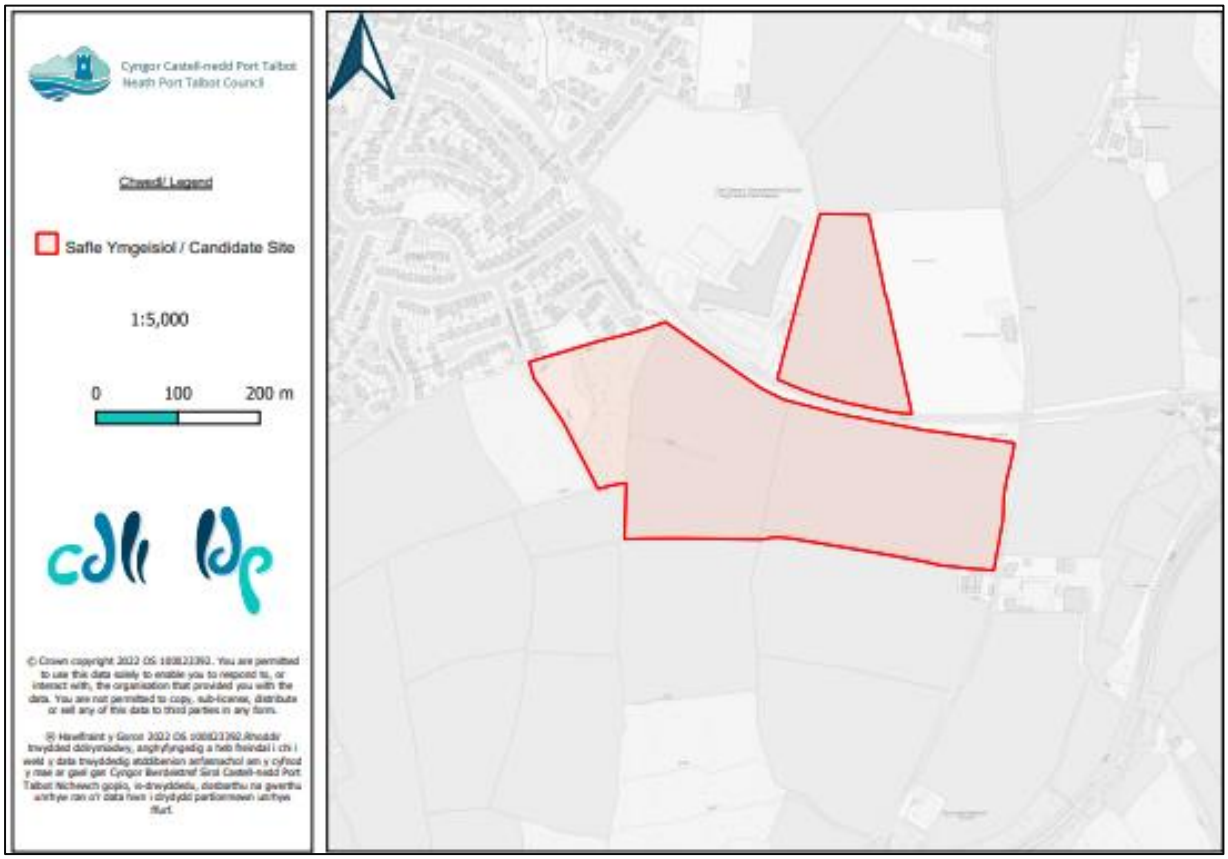
In summary taking into consideration the principles of the Green Wedge, it is recommended that **this site is not released from the Green Wedge**. The site is detached from the urban area and would lead to isolated development and urban sprawl into the countryside.

1.2. Skewen/ Birchgrove Green Wedge

1.2.1. As noted in the previous Chapter the only site that has been submitted for consideration is Crymlyn Parc and only the boundaries for this site overlap.

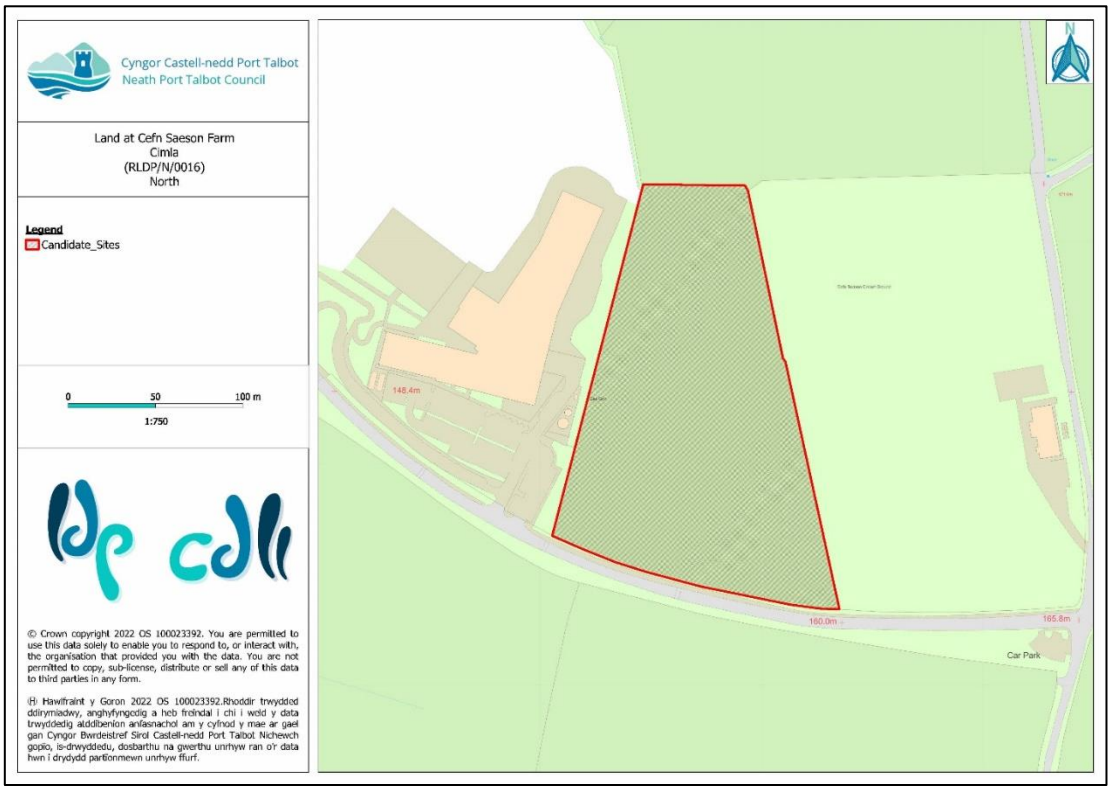
1.3. Neath/ Tonna/ Cimla/ Efail Fach Green Wedge

RLDP/N/0016 - Land at Cefn Saeson Farm, Cimla



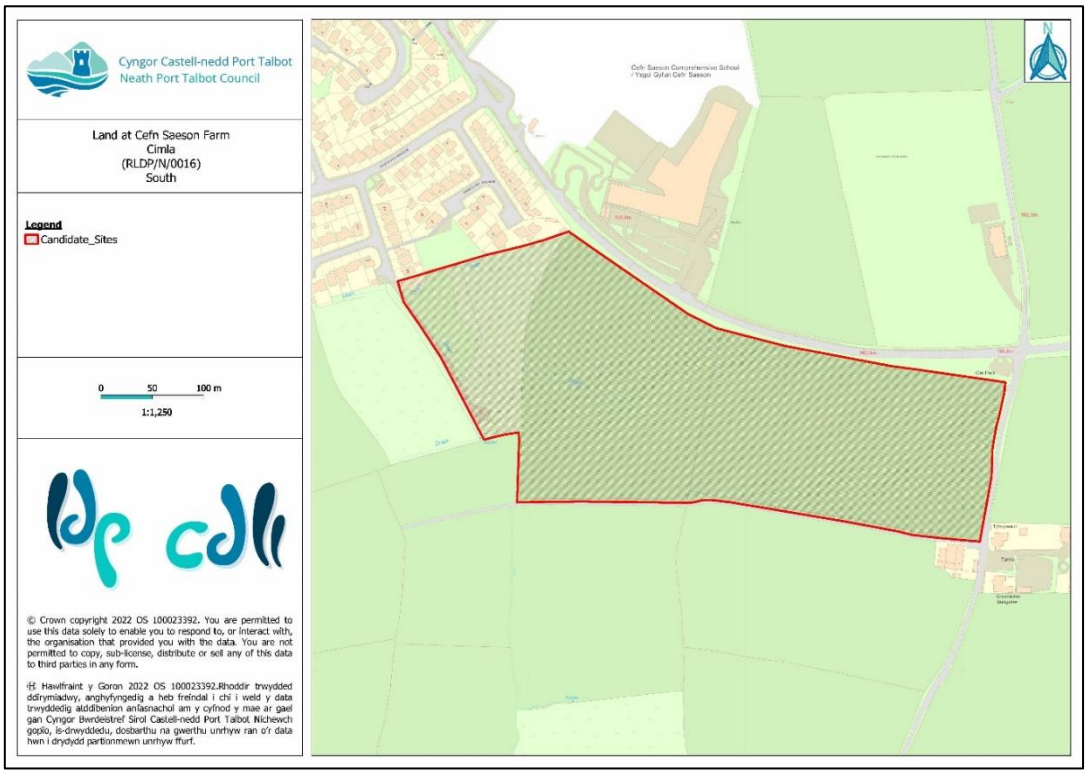
For the purpose of this assessment, the Candidate Site parcel has been split into two parcels: north and south of the road.

Parcel 1: Cefn Saeson Farm (north)



This parcel has been appraised as part of a wider Candidate Site/ Urban Capacity Site (RLDP/N/2028 and RLDP/N/UC009) in this area and is considered to be suitable for release from the Green Wedge as part of this wider site.

Parcel 2: Cefn Saeson Farm (south)



The majority of this site forms part of Candidate Site RLDP/N/2020 which has been considered to not be suitable for release from the Green Wedge.

Principle 1: Prevent the coalescence of large towns and cities and other settlements

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge / candidate site parcel.	Overall the Candidate Site parcel has moderate strength boundaries. The north-western boundary is mixed and comprised of open fence to residential, hedge, and B487. There is a high degree of intervisibility between the existing urban area at Ridgewood Gardens and the Candidate Site parcel. Where the parcel adjoins the B487 there is a mixture of well-

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
	established hedgerows and not. There are areas where there is a high degree of intervisibility. The other boundaries of the parcel are marked mainly by field hedges and fences with the main western boundary also comprising a lane. The parcel is quite open to this lane. There are also farm buildings to the south.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development here would not result in the physical connection of two or more settlements. Currently, the gap between Cimla and Efail-Fach is 1.5km. The development of the site will reduce the gap to 1.1km. According to the Green Wedge Methodology, therefore, the settlement gap is currently and will remain a narrow gap and the parcel plays a critical role in maintaining the settlement gap because the development of the site will result in the gap being closed by more than 30%. On the ground however, the development of this site will not create the perception of the merging of two settlements. This is because of the topography and characteristics of the landscape maintains a feeling of separation.
Existing development: What development currently exists in the	The site is agricultural fields, currently grass and open in character. There are no urban features within the Candidate Site.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	There is sporadic development within the wider green wedge. This includes Cefn Saeson Comprehensive School, the cricket ground, and several farm buildings. The B4287 runs to the north of the site and connects Cimla and Efail-Fach. There is also a narrow country lane running along the eastern end of the site which connects the site to Efail Fach.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The Candidate Site parcel is relatively flat. Topography in this part of the Green Wedge plays a key role in the coalescence of settlements. The topography difference between Cimla and Efail Fach adds to the perception of separation between the settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The Candidate Site parcel itself is relatively open and development would be visible from the B4287. Openness of the Green Wedge in this location however does not play a key role in settlement separation due to the topography, the number of wooded areas, and the extent of well-established trees.

Development of this parcel would not result in the coalescence of settlements. The topography and trees within the Green Wedge play a key role in maintaining the separation of the settlements of Cimla and Efail Fach.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There isn't currently ribbon development along B4287. Development of the site would lead to ribbon development along the B4287. The existing hedgerow along parts of the B4287 is more limited and therefore development would be visible.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the Candidate Site parcel would not lead to isolated development as the Candidate Site adjoins the urban area. The site is also opposite the new Cefn Saeson School.
Well connected? Two or more boundaries with the built-up area.	The site has one (north-western) boundary with the existing residential area. The school on the other side of the road also partly connects to the parcel. Most of the site is not well connected and could be seen to 'jut out' from the existing urban form.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development here would not round off the settlement but extend it into the countryside.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	This parcel is less well connected to the urban area than parcels on the other side which are largely adjacent to existing housing and connected to the school and cricket ground. This parcel is more detached to the existing urban development at Ridgewood Gardens due to topographical differences, which isn't the case on the other side of the road. The site is also more open. Development of this site would therefore lead to a greater sense of spread of urbanisation into the open countryside area at the top of Cimla hill.
How well contained is the parcel?	Due to the reasons above, the parcel is not well contained. The majority of the parcel is largely detached from – and poorly related to – the existing urban area.

Whilst the development of the Candidate Site parcel would not lead to an isolated form of development, the parcel is not well contained by the urban area. It would therefore not result in a managed urban extension.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	This parcel is less well connected to the urban area than parcels on the other side which are largely adjacent to existing housing and connected to the school and cricket ground. This parcel is more detached to the existing urban development at Ridgewood Gardens due to topographical differences, which isn't the case on the other side of the road. The site is also more open. Development of this site would therefore lead to a greater sense of spread of urbanisation into the open countryside area at the top of Cimla hill. Development of the site would not lead to the creation of a strong defensive boundary between the urban area and the Green Wedge.
Other countryside characteristics: This relates to the character of the area	The site comprises agricultural fields bounded by hedges and trees and retains countryside characteristics very similar to the surrounding area.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	There are no urban features within the Candidate Site parcel. The Candidate Site is therefore undeveloped. There are no Public Rights of Way within or adjacent to the site. The site is classified as Grade 3b, Grade 5 and urban ALC.

Development of the Candidate Site parcel would not lead to the creation of a strong defensive boundary between the urban area and the Green Wedge. Instead, development would sprawl into the wider countryside.

Principle 4: Protect the setting of an urban area

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or	The site is not adjacent to a heritage feature and therefore plays no role in conserving historic character. On this side of the road, the parcel is much lower than the existing residential accommodation. There is also a high degree of intervisibility between the

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	parcel and the B4287 when travelling from Efail Fach towards Cimla. The site therefore plays an important role in the setting of the built-up area, marking the transition between the open hilltop and the greater Neath urban area which is modern in character. Development of this parcel alone therefore has the potential to significantly affect this setting.

The parcel therefore plays no role in conserving the historic character but does play a role in the setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging use of urban land

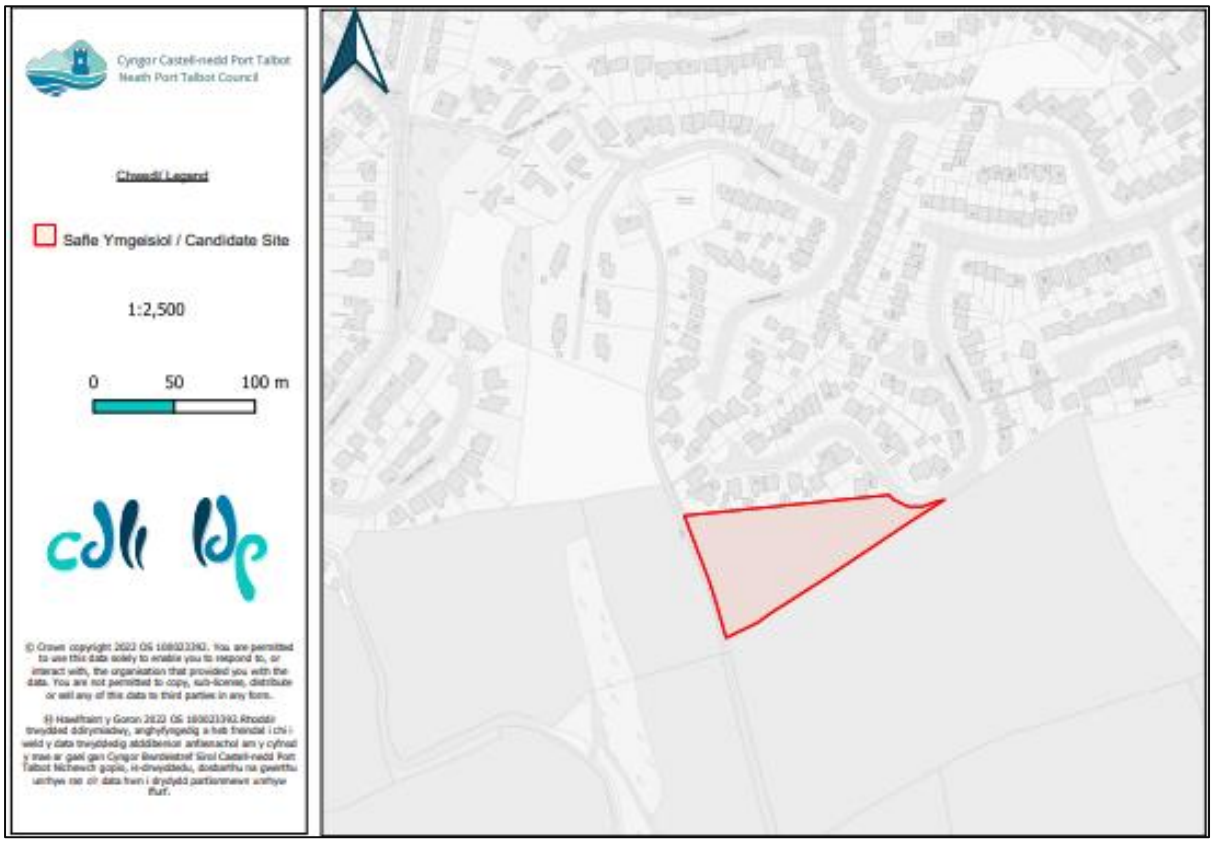
Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All sites have been identified as playing no role in relation to assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary when taking into consideration the principles of Green Wedge, **it is considered that this parcel should not be released from the Green Wedge**.

Whilst development of the parcel would not lead to the coalescence of the settlements of Efail Fach and Cimla, it is not considered that the development of the site would be a managed expansion of the urban area. The parcel is more detached from the existing residential/ urban areas than the northern parcel, is lower than the existing development on this side of the road and there is a high degree of intervisibility into the parcel. Development would ‘jut out’ into the countryside leading to urban sprawl and further countryside encroachment. Development would not be well contained, would not result in the creation of a strong defensive barrier, and would impact upon the setting of the urban area.

RLDP/N/0017 - Land off Ridgewood Gardens, Cimla



Principle 1: Prevent the coalescence of large towns and cities and other settlements

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge / candidate site parcel?	Whilst the northern boundary adjoins the existing urban area it is strong and defensive due to the change in topography between the Candidate Site and the urban area. The remainder of the boundaries are weaker: The eastern / north-eastern boundary is a road / footpath frontage on to Ridgewood Gardens.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
	The western boundary is along the ridge line with a steep escarpment immediately to the west.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development here would not result in the physical connection of two or more settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The site is currently grass and open in character, constituting a publicly accessible open space area for the Ridgewood Gardens development.
Topography:	The site is located at the top of the ridgeline.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Whilst the Green Wedge slopes down considerably between Cimla and Efail Fach, the Green Wedge is not open as there are a number of well-established tree belts. The topography and openness of the Green Wedge is therefore not a defining feature of this part of the Green Wedge in terms of settlement coalescence.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	As above.

Development of this Candidate Site parcel would not lead to the merging and therefore coalescence of the settlements of Cimla and Efail Fach.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of	Development of the Candidate Site would not lead to ribbon development.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The Candidate Site parcel adjoins the existing urban area. Development of the site would therefore not lead to isolated development.
Well connected? Two or more boundaries with the built-up area.	The site is a triangle, and the hypotenuse adjoins the urban area. Approximately 41% of the boundary of the Candidate Site parcel is contiguous with the urban area.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	On a map the site is well connected to the urban area and would lead to settlement rounding off. On site however due to the topography of the Candidate Site, the parcel is not well connected and 'juts out' into the wider countryside.
Provide a good existing barrier:	Given the change in topography between the existing urban development and the Candidate Site parcel, the

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	Green Wedge in this location provides a good existing barrier which would be lost should the site be developed.
How well contained is the parcel?	Whilst the site adjoins the urban area, given the change in topography, the site is not well contained by the urban area.

Whilst the site adjoins the urban area, given the change in topography between the existing urban area and the Candidate Site, the Candidate Site plays a key role in managing urban form.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Yes. Due to the change in topography between the Candidate Site and the urban area there is a strong defensible boundary that would be lost as the remainder of the Candidate Site boundaries are weaker.
Other countryside characteristics:	There are no urban features within the Candidate Site parcel.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site is therefore undeveloped. There are no Public Rights of Way within the site or immediately adjacent to the site. The site I classified as Grade 3b and urban ALC.

Development of the Candidate Site would lead to the loss of a strong defensible boundary which would not be replaced by the boundaries of the Candidate Site. Development of the Candidate Site parcel would therefore lead to greater encroachment into the countryside.

Principle 4: Protect the setting of an urban area

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area	Given that the site is not within proximity of built heritage, the site plays no role in conserving the historic character. The site does however provide a role in the landscape setting of Cimla as the ridge line marks the transition between the built-up urban area and the open hilltops beyond and this setting would be significantly affected if the site was developed with an extension to the built development along the ridge.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
provide a landscape setting for an adjacent urban area?	

This site plays an important role in the setting of the greater Neath urban area, helping to define a clear contrast between the urban areas of Cimla and the open countryside at the top of Cimla Hill.

Principle 5: Assist in urban regeneration by encouraging use of urban land

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

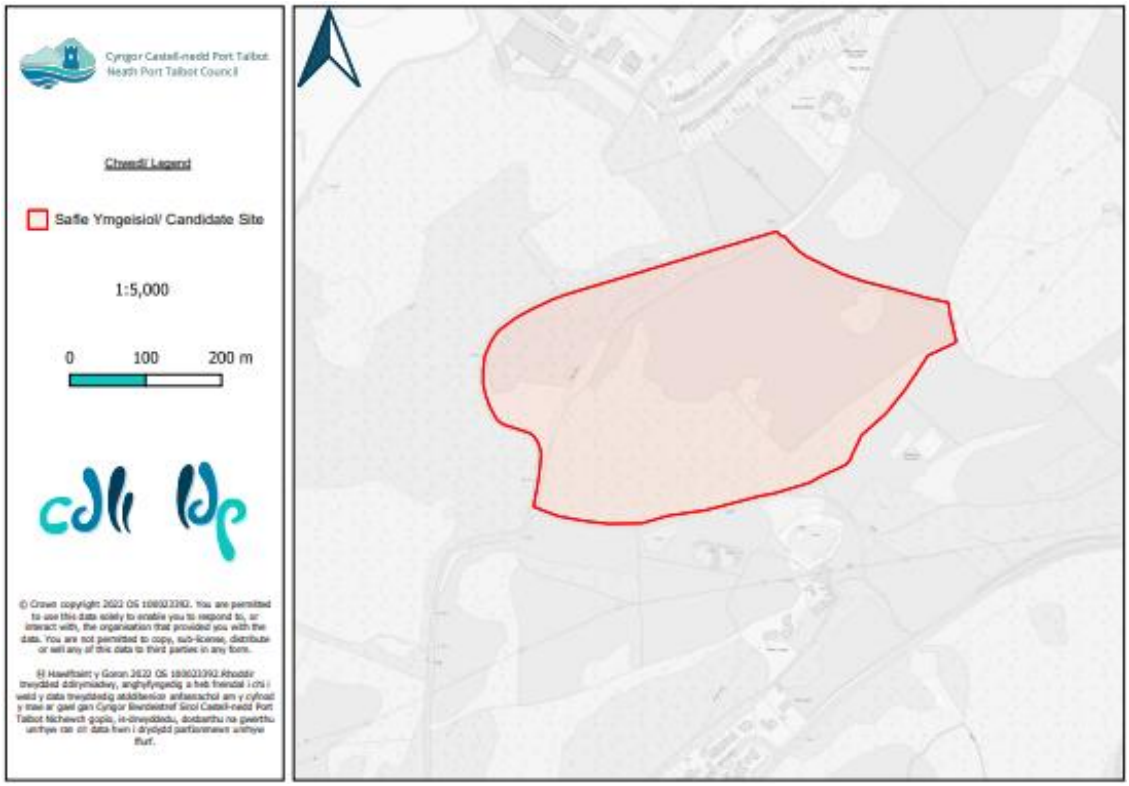
All sites have been identified as playing no role in relation to assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **the Candidate Site is not considered to be suitable for release from the Green Wedge**. Whilst development of the site would not lead to the coalescence of the settlements of Cimla and Efail Fach, the difference in the topography of the existing urban area and the Green Wedge provides a strong defensible boundary which would not be replaced by the boundaries of the Candidate Site parcel. This would lead to countryside encroachment and urban sprawl. The Candidate Site parcel plays a key role in the setting of the urban area and development beyond the ridgeline would impact upon this setting.

1.4. Crymlyn Bog/ Crymlyn Burrows/ Llandarcy Green Wedge

RLDP/N/0019 - Sun Fields, Land off School Road, Llandarcy

This Candidate Site has been promoted for solar energy.



Given that solar energy is considered to be an appropriate use in the Green Wedge, the Council has not appraised the Candidate Site from a Green Wedge perspective.

RLDP/N/0021 - Coed Darcy

This Candidate Site has been promoted for a variety of uses including residential, employment, community facilities, education, and mixed-use development. The site is currently allocated within the current LDP for residential and employment development (with associated infrastructure).

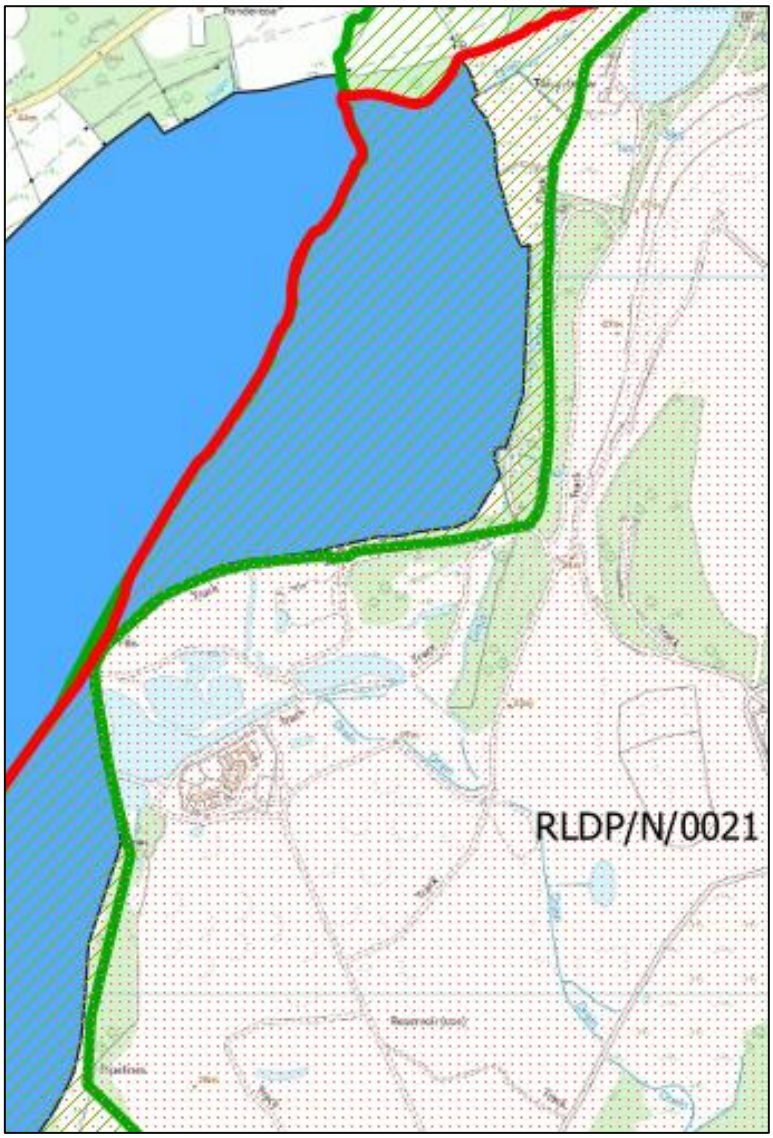
As part of the re-submission to the RLDP Call for Candidate Sites, the site promoter has included a larger area than is currently allocated. This includes amendments to the western boundary, southern boundary, and eastern boundary.

Rather than appraise the whole of the Candidate Site, given the scale of the site and its existing allocation, the Council has considered each of the amendments in turn.

Western boundary amendment:

The Candidate Site submission includes an area to the west of the current allocation to the County Borough boundary. All land promoted is within the Special Area of Conservation (SAC).

Figure 23: Western boundary amendment

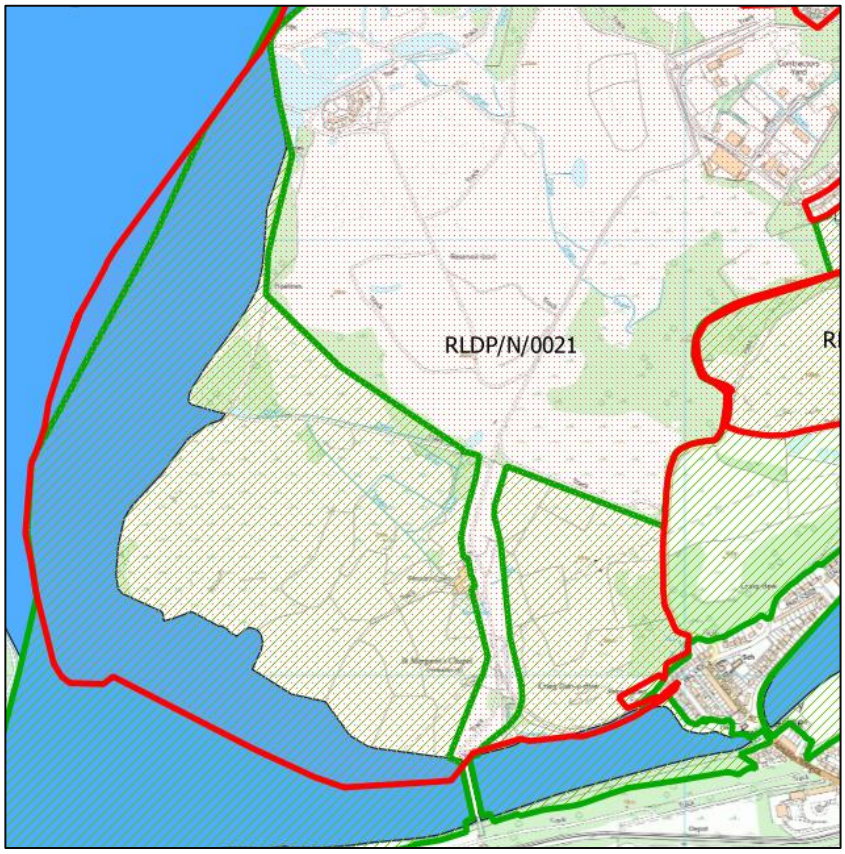


Given that land is protected through SAC designation and policies, it is considered that the Green Wedge parcel could be amended to exclude this area. This area of the site would however not be suitable for development.

Southern boundary amendment

The site promoter has included land to the south of the current allocation in the LDP.

Figure 24: Southern boundary amendment



Part of this land is within the SAC and part is a SINC. There is also a scheduled ancient monument in the parcel (St Margaret's Chapel).

The additional land in this part of the Candidate Site parcel slopes considerably and is very visible from Jersey Marine. Development of this part of the Candidate Site parcel would reduce the openness and therefore the visual coalescence between the two settlements considerably.

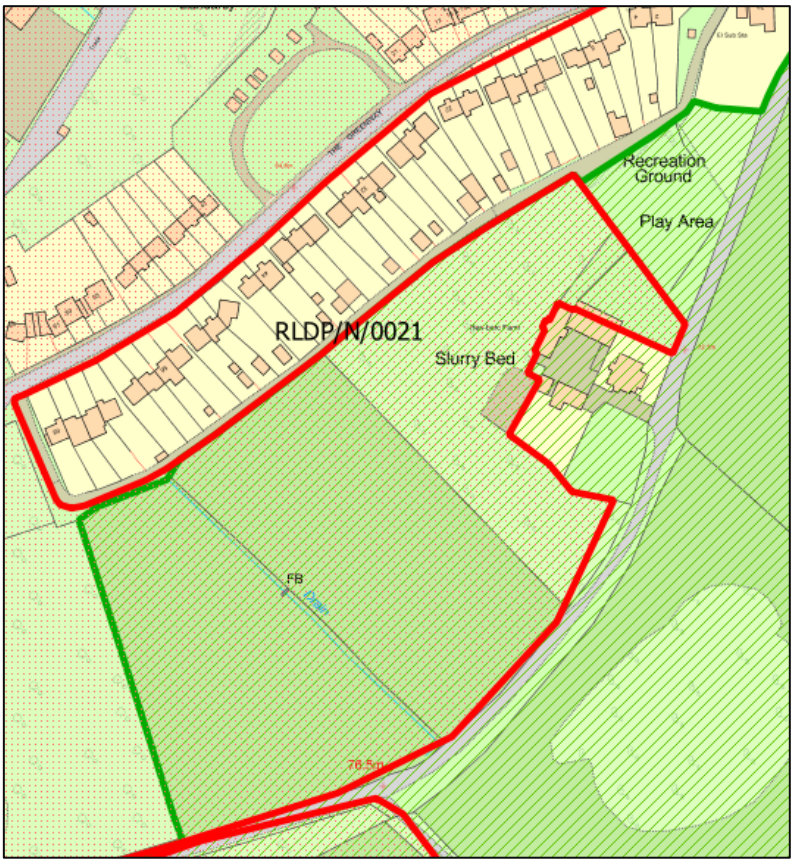
Development of the site would reduce the settlement gap between Llandarcy and Jersey Marine considerably (from approximately 0.9km to 0.2km - 78%).

It is therefore considered that the boundary should not be amended to reflect this suggested approach.

Eastern boundary amendment:

The Candidate Site also includes an area of land to the south of the Greenway which is included within the Green Wedge. Consideration has also been given as to whether the boundary should be amended here to reflect the Candidate Site boundary.

Figure 25: Eastern boundary amendment



Development of this part of the Candidate Site would not lead to the coalescence of Llandarcy and Swansea. The remainder of the Candidate Site parcel is closer to Swansea than this suggested amendment. It would therefore not reduce the settlement gap.

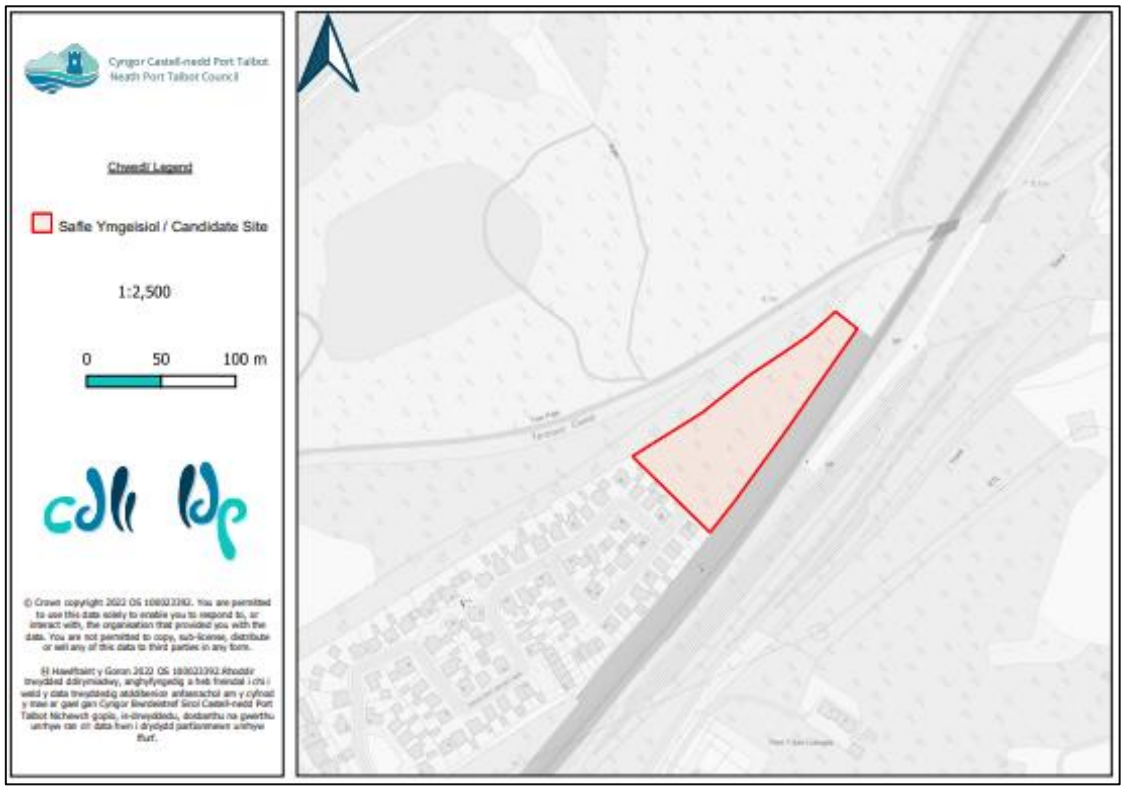
Part of this suggested amendment includes land within the Llandarcy Conservation Area. Parts also abut the Conservation Area. The parcel is very open to both the village and the lane passing between Llandarcy and Jersey Marine. The parcel therefore forms the setting of the Conservation Area. This suggested amendment therefore plays an important role in maintaining the character and setting of the conservation area.

The western boundary of the Candidate Site parcel is formed of a dense belt of trees. This is a natural division between the Candidate Site parcel and the remainder of the Coed Darcy allocation. If this parcel came forward it would not relate to the majority of the Coed Darcy allocation or lead to the loss of a good defensible boundary.

It is therefore considered that the Green Wedge boundary should not be amended in this location.

The original Candidate Site submission also includes residential properties to the north of Greenway Drive. This was raised by a resident and following engagement with St Modwen understood to have been an internal error. The potential for boundary amendment here has therefore not been considered. The Candidate Site boundary in this location has been amended to exclude these residential properties.

RLDP/N/0023 - Land off Ocean View, Jersey Marine



Principle 1: Prevent the coalescence of large towns and cities and other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site boundaries are relatively good. There is a strong belt of trees on the western, northern, and eastern sides. Trees on the north-west boundary are protected. Residential dwellings provide a boundary to the southwest. From the residential development there is a gateway which provides intervisibility between the parcel and the existing

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	residenital development. This boundary is therefore quite weak.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the Candidate Site parcel would not lead to the merging of two or more settlements. The Green Wedge in this location seeks to prevent urban sprawl to the east of Jersey Marine. Development of the Candidate Site would reduce the Green Wedge gap in this location by 0.2km. This would constitute a 22% reduction. On the ground there would be no perception of change in terms of the physical connection of settlements if this parcel were to be developed due to the strong boundaries surrounding the parcel. Development instead would infill the gap between the existing residential accommodation and the well-established tree boundary.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	The Candidate Site parcel adjoins the existing development at Ocean View on the southern boundary. There is no existing development within the Green Wedge parcel.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The Candidate Site parcel is flat. The topography of the Green Wedge in this location is not a defining characteristic of the Green Wedge.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The Candidate Site parcel itself is screened off from the wider area by dense, well-established trees. Some of which are protected. The openness of the Green Wedge in this location is not a defining characteristic of the Green Wedge.

The Candidate Site parcel has relatively good boundaries and development of the Candidate Site parcel would not lead to merging or the coalescence of two or more settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	Development of the Candidate Site would not lead to ribbon development.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the Candidate Site parcel would not lead to isolated development. The Candidate Site parcel adjoins Ocean View. On the ground, the development of this parcel would be seen as a natural extension of the existing cul-de-sac at Ocean View.
Well connected? Two or more boundaries with the built-up area.	Whilst the Candidate Site only has one boundary with the urban area, on the ground it is well connected. The existing boundary to the residential properties is relatively weak there is a high degree of intervisibility into the parcel.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the Candidate Site parcel would not 'round off' the settlement pattern. On the ground, development would not be perceived to 'jut out.' Instead it would be perceived as infilling the gap between the existing residenital area and the well-established tree boundary.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	No. The existing barrier to the residential development at Ocean View is relatively weak. The remainder of the Candidate Site boundaries are however strong. Development of the site would therefore lead to the creation of a strong defensible boundary.
How well contained is the parcel?	The Candidate Site parcel has limited containment with the settlement limit – approximately 16%. On the ground however there is a greater sense of containment due to the high degree of inter-visibility between the Candidate Site parcel and Ocean View, and due to the extensive well-established trees on the northern, eastern, and western boundaries of the Candidate Sites

Development of the Candidate Site parcel would constitute a managed form of Green Wedge release. On the ground the site is perceived to be part of Ocean View given the high degree of intervisibility between the existing residential accommodation and

the parcel. Development of the Candidate Site would infill this gap and enable the creation of stronger defensible boundaries to the urban area in this location.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	No. The existing boundary between the Candidate Site parcel and the residential development at Ocean View is relatively weak. Development of the site would enable the creation of a strong defensible boundary.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site parcel is undeveloped and is formed of fields and trees. There are no public rights of way within the Candidate Site parcel. The site is classified as Grade 2, Grade 3b, and non-agricultural ALC.

Development of the Candidate Site parcel would enable the creation of strong defensive boundaries to safeguard the countryside from encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	To the north of the Candidate Site parcel there is a Building of Local Importance – railway embankment abutments and two rail over bridges. These are not visible from the Candidate Site parcel due to the dense well-established trees. The Candidate Site parcel does not therefore play a key role in maintaining the setting for this historic asset. Given the extensive tree boundaries, the Candidate Site parcel also does not play a key role in providing the landscape setting for the urban area of Jersey Marine.

The site plays no role in protecting the setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land:

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

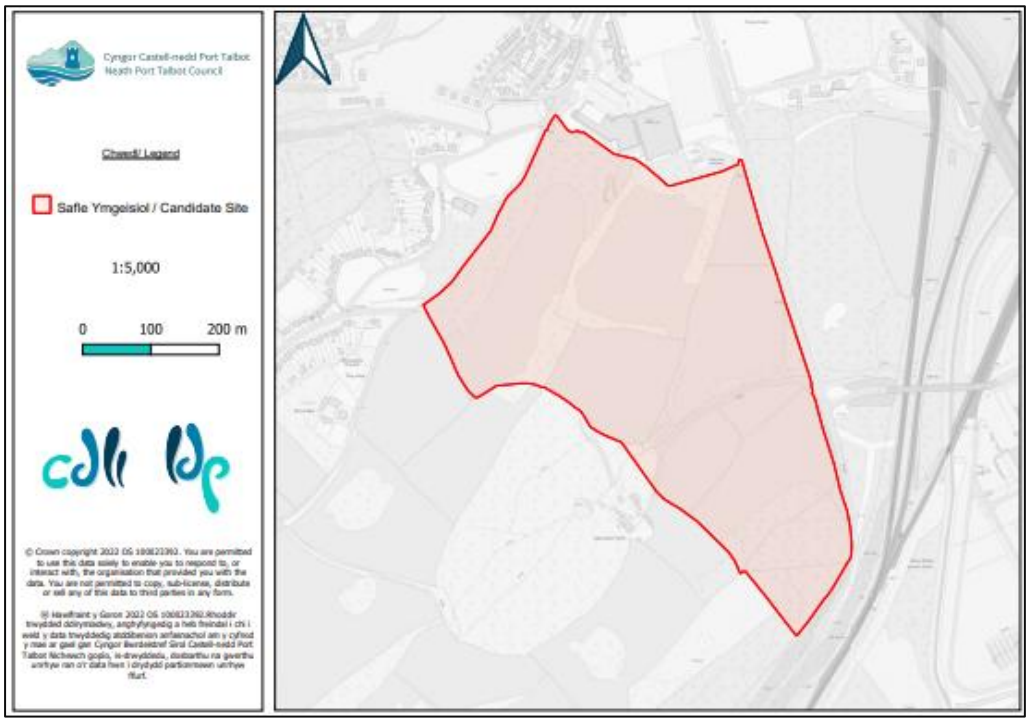
All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary, it is considered that the site should be removed from the green wedge. The site has good strong boundaries and adjoins the existing development at Ocean View. On the ground, the parcel is visible from the existing urban area and is a logical extension of the settlement.

The parcel has good strong boundaries to the countryside beyond which would prevent further expansion of the urban form.

Development of the parcel would enable a controlled expansion of the urban area. The coalescence of settlements would not be impacted as the parcel is some distance from the neighbouring settlement which is also separated by Fabian Way dual carriageway.

RLDP/N/0020 - Land at Gelli Bwlch Farm, Llandarcy



Principle 1: Prevent the coalescence of large towns and cities and other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site has good boundaries. Northern boundary: The northern boundary is very strong and formed of a very dense belt of well-established trees. To the north of the site there are facilities associated with Llandarcy Academy of Sport these are however not in the settlement limit and are quite detached from the site due to the strong boundary of well-established trees. Number of trees on the northeast/ adjacent to the north-eastern part of the Candidate Site parcel protected.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The eastern boundary is comprised of the B4290 which is the main road connecting Llandarcy to Jersey Marine. Along the road there is an entrance into the site, there is also hedge and well-established trees. There is some limited visibility into the site from the road. The south and western boundaries are delineated by relatively well-established trees, hedgerow, fence and the lane that connects Llandarcy to Jersey Marine. Along the lane there are trees. The lane is lower in parts than the parcel. Part of the north western boundary is within the Llandarcy Conservation Area. Further to the north west is Llandarcy Village. The built form is predominantly well set back around a village green.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location serves to prevent the coalescence of Jersey Marine and Llandarcy. Development of the Candidate Site parcel would not lead to the coalescence of these settlements. The Candidate Site parcel does not adjoin the settlement limit. At the narrowest part of the Green Wedge the settlement separation is only 0.31km. This is between the southern boundary of the Coed Darcy site allocation in the current LDP and Jersey Marine. The existing allocation has not been developed and whilst re-promoted is currently based

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	on the most recent assessment undeliverable and therefore has been screened out of the assessment at Stage 2. Ahead of the Deposit Plan consideration will be given as to whether the boundary should be redrawn around the existing built form. Given this, it is necessary to consider settlement separation in other parts of the Green Wedge. Taking into consideration the existing built development and the location of the Candidate Site, there is currently a settlement separation of approximately 1.2km. This would be reduced to approximately 0.9km, a 25% reduction. This suggests that the parcel plays quite a critical role in the separation of the settlements. On the ground, development of the site would not lead to the perception of coalescence of the settlements of Llandarcy and Jersey Marine.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	The Candidate Site parcel does not join the settlement limit of Llandarcy. Instead, it is separated by the Village Green. On the ground, due to the existing strong tree belt along the Candidate Site and the Village Green the Candidate Site parcel appears quite separate. To the north of the Candidate Site parcel, the Candidate Site parcel joins Llandarcy Sports Academy and associated development. This development is not within the settlement limit of Llandarcy. Due to an extensive belt

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	of trees between the Candidate Site parcel and the existing development, again the Candidate Site parcel feels quite separate. The Candidate Site parcel also runs along the B4290. Whilst there is development associated with Llandarcy Sports Academy on this road, again there are extensive barriers between the site and these facilities which make the site feel more detached from the existing built form. Opposite the site on the B4290 there is an employment area, this is however well set back and not visible from the road. The Candidate Site parcel therefore feels quite detached from the existing built development in this location. Built form within the Candidate Site parcel is limited to the Gelli Bwch Farm and associated buildings.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Between Llandarcy and Jersey Marine there are dense belts of trees and topography differences which provide separation between the settlements. Notwithstanding this, the Green Wedge in this location is very undeveloped and development would change the characteristic of this area of the Green Wedge.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Between Llandarcy and Jersey Marine there are dense belts of trees and topography differences which provide separation between the settlements. Notwithstanding this, the Green Wedge in this location is very undeveloped and development would change the characteristic of this area of the Green Wedge.

Development of the Candidate Site will not lead to the coalescence of the settlements of Jersey Marine and Llandarcy.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily	There is currently no residential ribbon development within this area of the Green Wedge. There is some commercial ribbon development outside of the settlement limit associated with Llandarcy Sports Academy, David Lloyd, and other sports facilities. Development of the Candidate Site parcel, whilst could be well designed and well screened, would introduce an

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
along roads. Does the area of green wedge contain ribbon development?	isolated form of ribbon development beyond the current sports facilities. Currently the residential development is well contained and therefore rather than just be an extension of existing ribbon development this would be a noticeable expansion of the urban area.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the Candidate Site parcel would lead to isolated development. The Candidate Site parcel does not join the urban area. Instead it is separated from the existing settlement by the Village Green and a dense well-established belt of trees. To the north of the site there are a number of commercial facilities such as Llandarcy Sports Academy which aren't in the settlement limit. Whilst as part of the Deposit Plan consideration could be given to including these facilities within the settlement limit, on the ground the Candidate Site is quite separate from this area due to an extensive tree belt. If the Candidate Site parcel were to be developed it would feel quite isolated from these areas.
Well connected?	Due to the reasons above, the site is not well connected to the urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Two or more boundaries with the built-up area.	
Round off the settlement pattern? Would development 'round off' the settlement pattern?	For the reasons above, development of the site would not lead to the rounding off of the settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	Yes. The northern and western boundaries of the Candidate Site parcel provide good strong boundaries to the existing built form. Whilst the Candidate Site parcel has good strong boundaries, development beyond the current Green Wedge boundary would introduce development into a currently undeveloped and quite separate part of the Green Wedge.
How well contained is the parcel?	The Candidate Site parcel is not well contained within the built-up area. There are well-established tree line boundaries between the parcel and the existing settlement and between the parcel and the sports facilities (which aren't in the settlement limit).

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	There is also a Village Green between the settlement and the site. The trees and the Village Green separate the parcel from the built form giving a more isolated form of development.

Development of the Candidate Site would lead to an isolated form of development within the Green Wedge and therefore not a managed form of urban expansion. The Candidate Site parcel does not adjoin the existing urban area, it is not contained by existing built form due to the Village Green and the extensive tree belt between the site and the existing settlement and the site and the facilities at Llandarcy Sports Academy and would introduce development into a part of the Green Wedge which is not currently developed.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the	Development of the Candidate Site parcel would result in the loss of the existing strong defensible boundary between the site and the existing settlement and facilities at Llandarcy Sports Academy. Whilst the Candidate Site parcel has good strong boundaries development of the Candidate Site parcel would

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
site – wall, river, main road etc (as opposed to garden boundaries)	extend development beyond the well-established boundary and lead to development in this undeveloped part of the Green Wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped with less than 10% of the land area of the parcel is covered by built form/ urban features. The parcel is made up of trees and fields. There is a Public Rights of Way running along the edge of the site. The site is classified as Grade 2, Grade 3a, Grade 3b, Grade 4, Grade 5, non-agricultural, and urban ALC.

Development of the Candidate Site parcel would result in the loss of the existing strong defensible boundary between the site and the existing settlement and facilities at Llandarcy Sports Academy. Whilst the Candidate Site parcel has good strong boundaries development of the Candidate Site parcel would extend development beyond the well-established boundary and lead to development in this undeveloped part of the Green Wedge.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The northern part of the Candidate Site parcel is within the Llandarcy Conservation Area. Northern parts of the site form the backdrop to the Conservation Area. In the northern part of the Candidate Site parcel there is a scheduled ancient monument – Llandarcy Round Cairn. Parts of the site therefore provide settings to the historic environment. In terms of the setting of Llandarcy, the existing well-established tree line does separate the existing built development from the wider countryside. Development beyond this line would change the character of the area. The site therefore plays a role in terms of the setting of the historic and built environment.

The Candidate Site parcel plays a role in terms of the setting of the historic and built environment.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land:

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

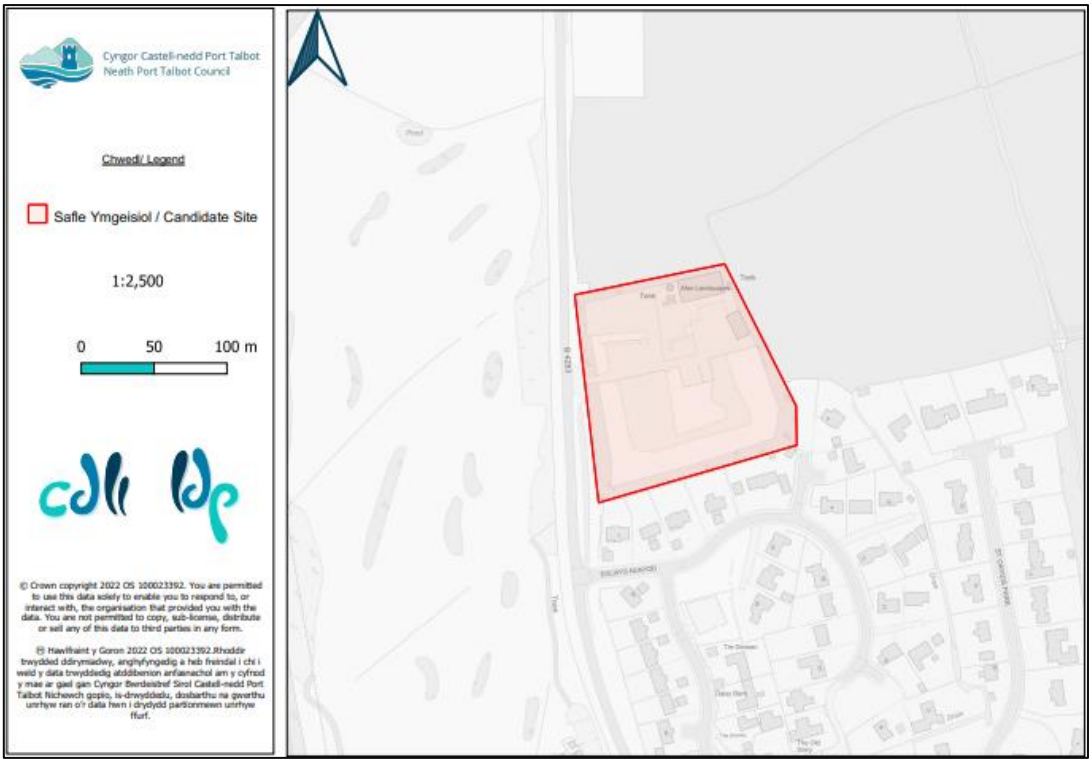
All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of the Green Wedge, **it is considered that the site should not be released from the Green Wedge**. Whilst development of the Candidate Site parcel would not lead to the merging of

settlements, development of the Candidate Site parcel would not lead to a managed form of urban expansion. The Candidate Site parcel does not adjoin the existing built area. Instead, it is separated from the settlement limit (and development to the north outside of the settlement limit) by an extensive tree belt. This tree belt forms a strong defensive barrier to development in this part of the Green Wedge and forms part of the setting of Llandarcy Village and associated built form. Whilst the Candidate Site parcel has good strong boundaries, development beyond the existing well-established boundary would lead to development into a currently undeveloped part of the Green Wedge changing the characteristics of this part of the Green Wedge.

1.5. Margam Green Wedge

RLDP/PT/0030 Land at Water Street Margam



Principle 1: Prevent the coalescence of large towns and cities and other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge / Candidate Site Parcel?	The Candidate Site has relatively good boundaries. There are existing well-established trees on all boundaries of the Candidate Site parcel. The boundary to the south adjoins existing residential development at Eglwys Nunydd. The boundary to the west adjoins Water Street.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The boundary to the north adjoins a farm track.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the Candidate Site parcel would not result in the physical connection of two or more settlements. Whilst the site adjoins existing development, it does not adjoin an existing settlement. The site is already developed and adjacent to existing development at Eglwys Nunydd, therefore the development of the site will not impact upon the physical separation of the settlements. Ahead of the Deposit Plan consideration will be given to drawing a settlement limit around Eglwys Nunydd, the site forms part of the existing built form in this location. Development would therefore not impact upon the physical connection of the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	The site is a compound for the Afan Landscapes business and is mostly a rough storage and car parking area together with permanent and temporary storage and two commercial buildings. The Candidate Site parcel is therefore developed. The Candidate Site parcel also adjoins the existing residential development of Eglwys Nunydd.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography. Whilst there are views from certain vantage points, these characteristics somewhat limit the connection between the settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography. Whilst there are views from certain vantage points, these characteristics somewhat limit the connection between the settlements.

Development of the Candidate Site parcel would not lead to the merging and therefore coalescence of two or more settlements. Given that the site is previously developed there would be no perception of additional development between the settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There are currently sporadic pockets of development along the A48 and Water Street. The site is adjacent to residential development which adjoins Water Street. Development of the site would lead to additional development along Water Street. The site is however previously developed and is well screened. On the ground there would therefore be no additional perception of ribbon development.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Whilst the site is previously developed and adjacent to existing development, this is not located within the settlement limit. If Eglwys Nunydd were included within the settlement limit, development of this site would not be isolated development.
Well connected? Two or more boundaries with the built-up area.	Whilst the site is previously developed and adjacent to existing development, this is not located within the settlement limit. If Eglwys Nunydd were included within the settlement limit, it would be well connected.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Whilst the site is previously developed and adjacent to existing development, this is not located within the settlement limit. If Eglwys Nunydd were included within the settlement limit, development of this site (with the adjoining urban capacity site RLDP/PT/UC025) round off the settlement pattern to the north.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge in this location separates the settlements of Margam and Coed Hirwaun. Within this separation there is existing development, such as this site and the adjoining Eglwys Nunydd. If Eglwys Nunydd were included within the settlement limit, it is considered that this site (and the adjoining site) would create a good barrier.
How well contained is the parcel?	Whilst the site adjoins existing development this is not located within the settlement limit. The parcel is therefore not well contained by the urban area. If Eglwys Nunydd were included within the settlement limit the parcel would join the existing development and has good boundaries to prevent further development. It would therefore be well contained.

Development of the Candidate Site parcel would be a controlled expansion of the urban area if Eglwys Nunydd were included within the settlement limit. The site is

previously developed and adjacent to existing development. On the ground there would be no perception of additional development.

Principle 3: Assist in safeguarding the countryside from encroachment.

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Whilst the site is previously developed and adjacent to existing development, the existing development is not within the settlement limit/ urban area. The Candidate Site therefore does not currently form part of a strong defensible boundary between the urban area and the Green Wedge as the site does not join the urban area. The site is previously developed and is well screened. Development of the parcel would therefore not lead to a perception of additional countryside encroachment. Ahead of the Deposit Plan, consideration will be given to the addition of a settlement limit around the existing development at Eglwys Nunydd taking into consideration the Candidate Sites promoted for development. If a settlement boundary were to be drawn around Eglwys Nunydd it is recommended that this parcel and the adjoining parcel are included to create a strong defensible boundary to prevent countryside encroachment.

Characteristics of the area that contribute to the purpose of the Green Wedge	Guidance
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site parcel is previously developed and joins existing development, albeit not within the settlement limit. The site itself has few countryside characteristics other than boundary hedges/trees. The site is previously developed. The wider area around the Candidate Site is countryside comprising agricultural fields with some areas of woodland. There are no Public Rights of Way within the proposed site. However, there is one along the western boundary. The site is classified as Grade 2 and Grade 3b ALC.

Whilst the site is within the green wedge and does not adjoin the existing urban area, the site is previously developed and is well screened. Development of the parcel would therefore not lead to a perception of additional countryside encroachment. Ahead of the Deposit Plan consideration will be given to the addition of a settlement limit around the existing development at Eglwys Nunydd, taking into consideration the Candidate Sites promoted for development. If this were to be proposed it would help to safeguard the remainder of the countryside from encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The barn conversions at Eglwys Nunydd are buildings of heritage interest. The remainder of the development is not. The Candidate Site is previously developed. Because of its screening boundaries, the site has a role in the setting of the Eglwys Nunydd development.

Because of its screening boundaries, the site has a role in the setting of the Eglwys Nunydd development.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land.

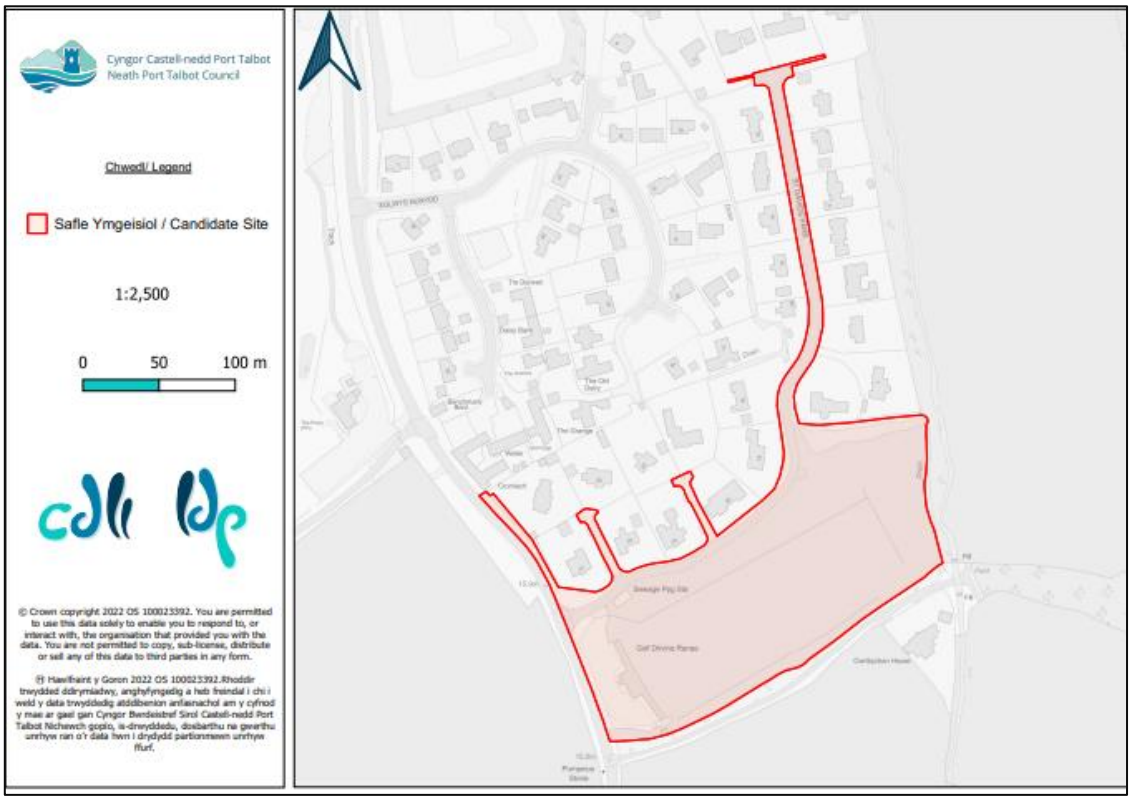
Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic. The site is however previously developed.

All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land. The site is however previously developed.

The site is considered to be suitable for Green Wedge release subject to drawing a settlement limit around Eglwys Nunydd. If a settlement limit is drawn around the dwellings, development of the site would not lead to the coalescence of settlements and would be a managed form of urban expansion. The parcel is previously developed

and if designed sensibly there would not be a perception of additional development in this location. .

RLDP/PT/0031 Land at Lakeside Driving Range, Margam



Principle 1: Prevent the coalescence of large towns and cities and other settlements

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Some hedgerows/bushes mark the eastern boundary of the site. The northern and western boundaries are bounded by highways. The southern boundary is demarked by a well-established hedge and access lane.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development here would not result in the physical connection of two or more settlements. Currently, the gap between Margam and Pyle is 5.4km. The development of this site will reduce the gap with Pyle by 56% to 2.4km. According to the Council's Green Wedge Methodology the gap would remain wide, but the parcel would play a critical role in settlement separation. On the ground development of the site would not lead to the connection of the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	Both the A48 and the B4283 run through this area of green wedge and connect Pyle to development in Margam. Site is former golf driving range with some buildings of temporary construction giving some urban characteristics, but majority of the site is grass and open in character. To the north of the site is Eglwys Nunydd which is located within the settlement limit. Within the wider Green Wedge there is sporadic development. To the east is Coed Hirwaun.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography. Whilst there are views from certain vantage points, these characteristics somewhat limit the connection between the settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography. Whilst there are views from certain vantage points, these characteristics somewhat limit the connection between the settlements.

Development of the Candidate Site parcel would not lead to the merging and therefore coalescence of two or more settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There are currently sporadic pockets of development along the A48 and Water Street. The site is adjacent to residential development which adjoins Water Street. Development of the site would lead to additional development along Water Street.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The site is adjacent to an existing area of residential development which is not located within the settlement limit/ urban area. If Eglwys Nunydd were included within the settlement limit, the development of this site would not be isolated.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Well connected? Two or more boundaries with the built-up area.	The site is adjacent to an existing area of residential development which is not located within the settlement limit/ urban area. If Eglwys Nunydd were included within the settlement limit, the parcel would be relatively well connected to the urban area. It would adjoin the residential development and be well contained by the site boundaries.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The site is adjacent to an existing area of residential development which is not located within the settlement limit/ urban area. If Eglwys Nunydd were included within the settlement limit, the site would join residential development and be well contained. It would not jut out into the countryside.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge in this location separates the settlements of Margam and Pyle. Within this separation there is existing development, such as this site and the adjoining Eglwys Nunydd. The site contains existing buildings but is largely open in character and development here would add to urbanisation.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
	If Eglwys Nunydd were included within the settlement limit, the site would provide a good barrier to prevent urban sprawl.
How well contained is the parcel?	The Candidate Site parcel joins Eglwys Nunydd (which it is open too) and well contained by boundaries. If Eglwys Nunydd were included within the settlement limit, the site would be well contained.

Development of the Candidate Site parcel would be a controlled expansion of the urban area if Eglwys Nunydd were included within the settlement limit. The site is adjacent to existing development and is well contained.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing	The Candidate Site therefore does not currently form part of a strong defensible boundary between the urban area and the Green Wedge as the site does not join the urban area.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The site is well screened and joins the existing development at Eglwys Nunydd. Ahead of the Deposit Plan, consideration will be given to the addition of a settlement limit around the existing development at Eglwys Nunydd taking into consideration the Candidate Sites promoted for development. If a settlement boundary were to be drawn around Eglwys Nunydd it is recommended that this parcel is included to create a strong defensible boundary to prevent countryside encroachment.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The main part of the site has retained countryside characteristics, other than derelict buildings at the western end. The site joins Eglwys Nunydd residential housing. While there are no Public Rights of Way within the site there is one along the eastern boundary. The site is classified as Grade 2, Grade 3b, and non-agricultural ALC.

If a settlement limit were drawn around Eglwys Nunydd, it is considered that the parcel would form a defensible boundary to prevent further countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The barn conversions at Eglwys Nunydd are buildings of heritage interest but the remainder of the development is not. The site does not play a key role in the setting of the Eglwys Nunydd development.

The site plays no role in protecting the setting of the heritage or urban area.

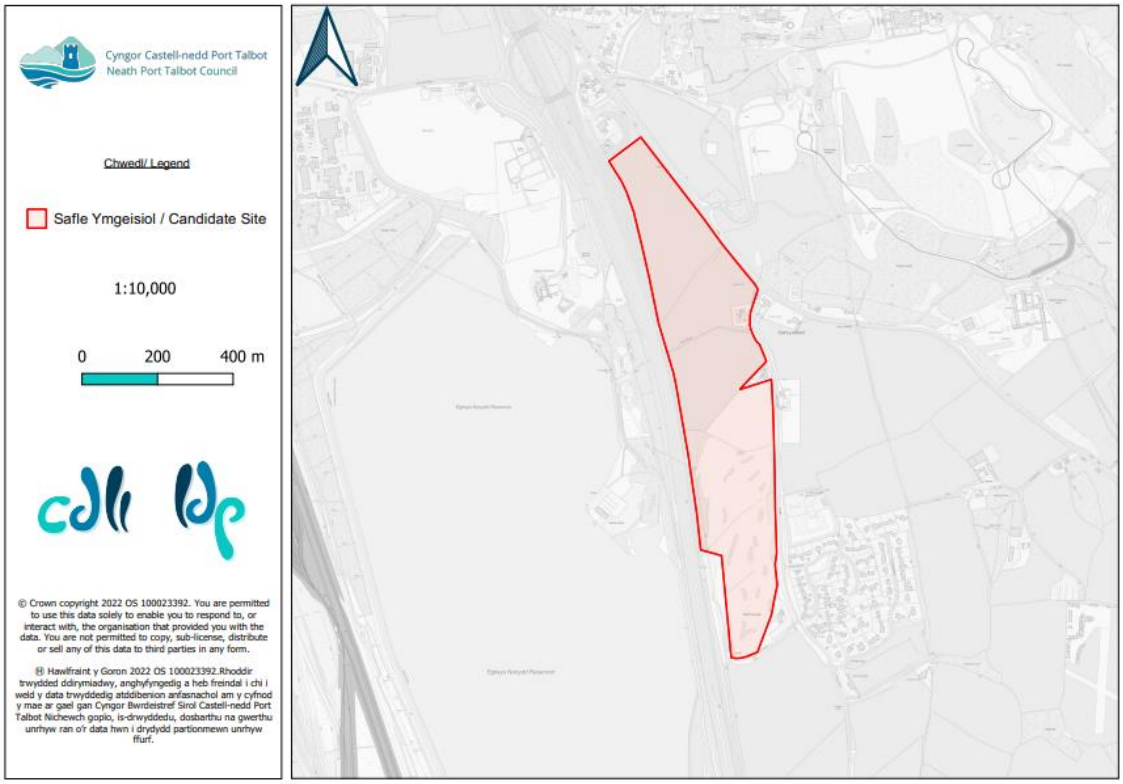
Principle 5: Assist in urban regeneration by encouraging use of urban land

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

The site is considered to be suitable for Green Wedge release subject to drawing a settlement limit around Eglwys Nunydd. If a settlement limit is drawn around the dwellings, development of the site would not lead to the coalescence of settlements and would be a managed form of urban expansion.

RLDP/PT/0034: Land at Lakeside Golf Course and West of A48



Principle 1: Prevent the coalescence of large towns and cities and other settlements

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The western boundary of the site coincides with the western boundary of the green wedge marked by the M4 and its wooded cutting and associated land. The north-western boundary of the site also coincides with the green wedge boundary and is defined by a broad wooded area.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
	The north-eastern / eastern boundaries are marked by walls, hedgerows, and trees along the main A48 road and footpath and along Water Street. At the southern end, the site excludes buildings associated with the golf course and restaurant and the site boundary here is not as clearly defined.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the site would not lead to the coalescence of two or more settlements. The site is not located within the urban area. Whilst the site is located opposite Eglwys Nunydd, Eglwys Nunydd is not within the urban area. Development here would result in a visual and physical connection between the more developed area near to the motorway roundabout (J38) (including Ten Acre Wood) and the Eglwys Nunydd residential development to the south.
Existing development: What development currently exists in the area of Green Wedge, including road	Approximately half of the site (southern part) is currently a golf course, with the northern part comprising open fields bounded by hedges and woodland. Water Street and the A48 are significant country roads crossing the green wedge.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The site is opposite the existing residential development at Eglwys Nunydd and Afan Landscapes.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The site is relatively flat. Development here would result in a visual and physical connection between the more developed area near to the motorway roundabout (J38) (including Ten Acre Wood) and the Eglwys Nunydd residential development to the south.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The site is an open area within the wider open countryside. Development here would result in a visual and physical connection between the more developed area near to the motorway roundabout (J38) (including Ten Acre Wood) and the Eglwys Nunydd residential development to the south.

Whilst development would not lead to the merging or coalescence of two settlements, development here would result in a visual and physical connection between the more developed area near to the motorway roundabout and the Eglwys Nunydd residential development to the south.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There are currently sporadic pockets of development along the A48 and Water Street. Development in this location would add to existing ribbon development associated with Eglwys Nunydd.
Isolated development: If the Candidate Site were to be developed would it lead to an	Development of the Candidate Site would lead to an isolated form of development. The Candidate Site is located within the open countryside. The southern end of the site is to the west of an existing isolated area of residential development (Eglwys Nunydd)

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
isolated form of development?	which is located on the opposite site of Water Street. Eglwys Nunydd is not located within the settlement limit. If a settlement limit were drawn around Eglwys Nunydd it is not considered that the site should be included within that settlement limit as it is detached from the existing development. Development would therefore still be isolated.
Well connected? Two or more boundaries with the built-up area.	The site has no directly adjoining boundaries with any existing urban area. If a settlement limit were drawn around Eglwys Nunydd it is not considered that the site should be included within that settlement limit as it is detached from the existing development. Development would therefore still be isolated.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development here would not 'round off' the settlement pattern.
Provide a good existing barrier:	The Green Wedge in this location provides a good existing barrier to prevent urban sprawl. The site is largely open in character and development here could add to urbanisation

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	and urban sprawl. This would be the case with or without the inclusion of Eglwys Nunydd in a settlement limit.
How well contained is the parcel?	Whilst the site adjoins existing development this is not located within the settlement limit. The parcel is therefore not well contained by the urban area. If a settlement limit were to be drawn around Eglwys Nunydd it is not considered that the parcel would be well contained.

Whilst adjacent to the existing Eglwys Nunydd development, it is not adjacent to existing settlement. The site would be a linear form of development risking the appearance of ribbon development, extending the urbanised area into the open countryside.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Whilst the site is adjacent to Eglwys Nunydd, it is not within the urban area. Ahead of the Deposit Plan consideration will be given to whether a settlement limit will be drawn around Eglwys Nunydd. Given that this site is on the opposite side of Water Street it is not considered that the inclusion of this site into the Eglwys Nunydd settlement limit would lead to the creation of a strong defensible boundary. Instead it is considered that the Candidate Site parcel is an area of open countryside and grassed areas with trees that plays an important role in maintaining the countryside character of this part of the Green Wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The site has largely retained countryside characteristics, the northern half being agricultural fields and the southern area a golf course comprising grassed areas with trees and areas of woodland. The Candidate Site parcel is not developed. There is a Public Rights of Way running along the eastern boundary of the site. The site is classified as Grade 2, Grade 3b, and non-agricultural ALC.

Ahead of the Deposit Plan consideration will be given as to whether a settlement limit should be drawn around Eglwys Nunydd. It is not considered that the inclusion of this site within the settlement limit would lead to the creation of a defensible boundary and instead would lead to countryside encroachment as the site is an area of open countryside and grassed areas with trees and is important in maintaining the countryside area.

Principle 4: Protect the setting of an urban area

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The barn conversions at Eglwys Nunydd are buildings of heritage interest but the remainder of Eglwys Nunydd is not. Development of the site would fundamentally change the setting of the developed area of Eglwys Nunydd.

Development of the site would fundamentally change the setting of the developed area of Eglwys Nunydd.

Principle 5: Assist in urban regeneration by encouraging use of urban land

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

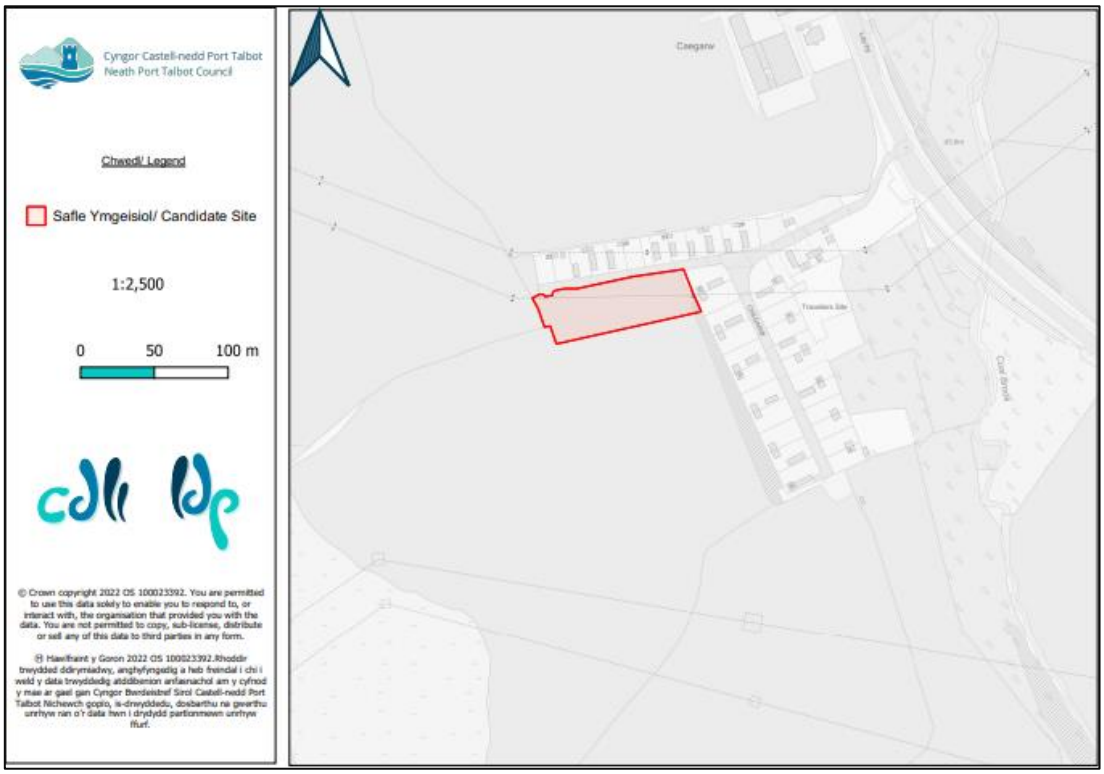
All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

The Candidate Site is not considered to be suitable for development. Whilst development of the Candidate Site would not lead to the merging and coalescence of two sites. Development would result in a visual and physical connection between the more developed area near to the motorway roundabout and the Eglwys Nunydd residential development, significantly changing its setting. It would be a linear form of development risking the appearance of ribbon development, extending the urbanised area well into the open countryside.

Should a settlement boundary be drawn around Eglwys Nunydd the site is not considered to be suitable for inclusion in the settlement boundary as it is on the other

side of Water Street to Eglwys Nunydd, and it is not considered that the inclusion of the settlement would create a strong defensible boundary. Instead, it is considered that it would lead to urban sprawl and countryside encroachment.

RLDP/PT/0039 Cae Garw Gipsy and Traveller Site

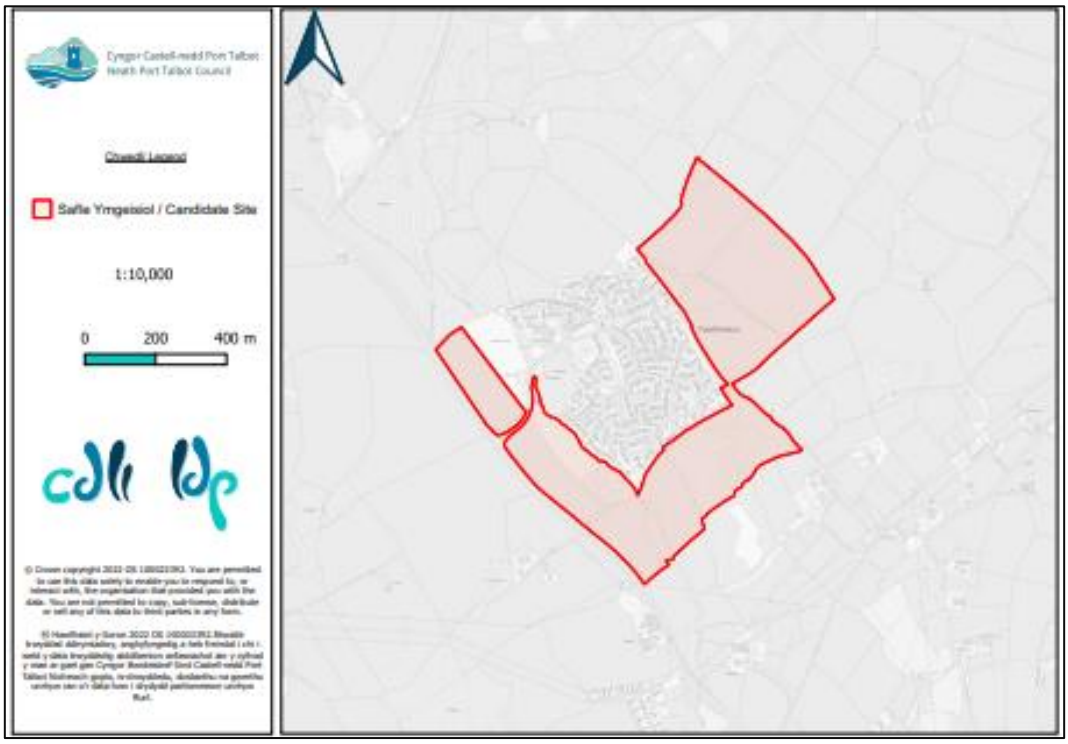


The Candidate Site proposes an extension to the existing Caegaw Gypsy and Traveller site which is located in the Green Wedge.

In 2015 planning permission was granted to extend this site. The principle of extending the existing site at Caegarw was acceptable given the identified need for gypsy traveller accommodation and it was considered that it would represent acceptable development in the Green Wedge and that the impacts of the development on the character and appearance of the surrounding area/ open countryside, on residential amenity, highway and pedestrian safety would be acceptable.

Given that the Candidate Site proposes an extension to an area already in the Green Wedge, a detailed Green Wedge assessment has not been undertaken. Instead, further work will be undertaken ahead of the Deposit Plan to determine the suitability of the site for Gypsy and Traveller accommodation and to determine how the Council will meet its Gypsy and Traveller accommodation needs.

RLDP/PT/0042: Land at Coed Hirwaun



Principle 1: Prevent the coalescence of large towns and cities and other settlements

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site wraps around the existing settlement of Coed Hirwaun. The northern parcel is bounded by belts of trees and woodland. The eastern parcel is comprised of belts of dense trees/ bounded by belts of dense trees.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
	The southern parcel is bounded by the A48. There are intermittent hedgerow and trees. There is also a ridge between the existing development and the A48.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the Candidate Site would not lead to the physical connection of two or more settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics?	The Candidate Site wraps around the existing development. The Candidate Site parcel itself is not developed. Within the wider Green Wedge there are isolated dwellings/ small clusters of housing, outbuildings, workshops, farms, and agricultural buildings etc., having a rural countryside character.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
What is the nature of the urban edge?	
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The northern parcel is relatively flat. Along the A48 there is a ridgeline rising from the existing development to the main road. The topography of the ridgeline somewhat hides the existing development at Coed Hirwaun.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The Green Wedge in this location is relatively open but there are dense belts of trees and woodland. The existing development is hidden behind the ridge line.

Development of the settlement would not lead to the coalescence of two or more settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	The existing development does not front the A48 and is well screened from the A48. The Candidate Site parcel adjoins the A48 and would lead to development along the A48.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the Candidate Site parcel would not lead to isolated development. The Candidate Site parcel adjoins the existing urban development of Coed Hirwaun.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Well connected? Two or more boundaries with the built-up area.	The Candidate Site parcel is well connected to the existing settlement – the Candidate Site parcel wraps around the existing parcel.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The Candidate Site parcel wraps around the existing parcel. The Candidate Site forms a logical extension to the settlement pattern when taking into consideration the existing trees and woodland areas.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	No. Whilst the existing development has good strong boundaries to prevent urban sprawl, the Candidate Site parcels also provide good strong boundaries to prevent urban sprawl.
How well contained is the parcel?	The Candidate Site parcel is relatively well contained as it wraps around the existing settlement of Coed Hirwaun and is joined by strong dense tree belts/ woodland areas to the north and south east, the road on the western boundary.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
	The ridgeline would also help to contain development.

Development of the Candidate Site parcel would be a managed expansion of the urban area. The Candidate Site parcel wraps around the existing settlement and forms a logical extension to the settlement pattern when taking into consideration the existing trees and woodland areas. The existing settlement has strong boundaries to prevent urban expansion, and the Candidate Site provides strong boundaries to prevent urban expansion.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The existing settlement has strong boundaries to prevent urban expansion, and the Candidate Site provides strong boundaries to prevent urban expansion.

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site parcel is undeveloped and is formed of fields. There are no Public Rights of Way within or immediately adjacent to the site. However, there are several within the wider area. The site is classified as Grade 2 ALC.

The development of the Candidate Site parcel would not impact upon countryside encroachment. The existing settlement has strong boundaries to assist in the safeguarding of the countryside from encroachment and the Candidate Site provides also provides strong boundaries to assist in the safeguarding of the wider countryside from encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The northern parcel of the Candidate Site plays a role in helping to protect the setting of Margam Park and Margam Mountain Landscape of Historic Interest. With the existing trees and woodland areas, it is considered that these landscape settings would not be fundamentally altered by development of the parcel.

The northern parcel of the Candidate Site plays a role in helping to protect the setting of Margam Park and Margam Mountain Landscape of Historic Interest. With the existing trees and woodland areas, it is considered that these landscape settings would not be fundamentally altered by development of the parcel.

Principle 5: Assist in urban regeneration by encouraging use of urban land

Characteristics of the site that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites have therefore been identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All sites have been identified as playing no significance in relation to this characteristic.

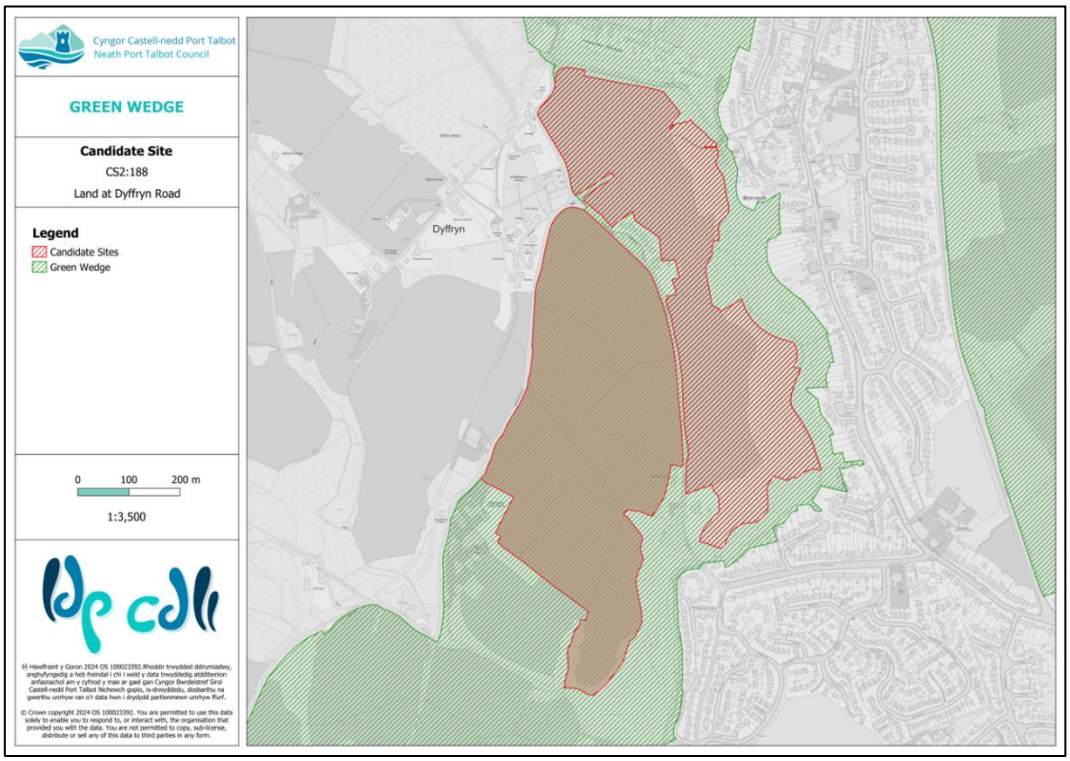
In summary, **the Candidate Site parcel has been identified as being suitable for release from the Green Wedge**. The Candidate Site parcel wraps around the existing development, forms a logical settlement expansion when taking into consideration the existing trees and woodland area, would not lead to the merging of

two or more settlements and provides strong boundaries to prevent countryside encroachment and urban sprawl. The northern parcel plays a role in the setting of Margam Park and Margam Mountain Landscape of Historic Interest, it is however considered that the landscape settings would not be fundamentally altered by development of this parcel due to the existing trees, woodland and landscape.

Appendix 2: 2023 Candidate Sites

2.0. Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park Green Wedge

RLDP/N/2008: Land at Dyffryn Road, Bryncoch



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Northern boundary: The boundary to the north of the site is strong due to Farmers Road and a well-established tree line. Eastern boundary: The boundary to the east of the site is strong due to the river Clydach and woodland area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Western boundary: The boundary to the west is relatively strong due to Longford Road and hedgerows. Southern boundary: The boundary to the south of the site is strong due to a well-established tree line and a gravel footpath.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location infills the gap between Bryncoch and Dyffryn Clydach. Dyffryn Clydach does not have a settlement limit, but the Green Wedge adjoins the existing built form. The development of the site will leave a narrowest gap of 0.021km between Bryncoch and the built-up area of Dyffryn Clydach. Currently, the gap between Dyffryn Clydach and Bryncoch is 0.33km. Therefore, according to the Green Wedge methodology, the settlement gap is currently and will remain essential and plays a critical role within the settlement gap. On the ground, however, there would be a perception of separation due to a belt of trees and the River Clydach. This prevents Dyffryn Clydach from being visible from Bryncoch.
Existing development: What development currently exists in the	There is very little urban development within the proposed site apart from Dyffryn Road which runs through the middle of the proposed site.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	Within the wider green wedge there is more sporadic urban development. The site is surrounded by Farmers Road to the North, Longford Road to the East. These direct road linkages reduce the travelling distance between the settlements of Dyffryn and Bryncoch.. Between the two parcels which make up the proposed site there is a small crescent of 5 residential houses on Pentwyn which are also adjacent to Pentwyn Farm with several outbuildings.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Whilst Dyffryn Clydach does not have a settlement limit, it is the boundary of the Green Wedge. Topography does not play a key role in terms of the coalescence between Bryncoch and the edge of the Green Wedge in Dyffryn Clydach because of the dense belt of trees.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	As above, the openness of the Green Wedge in this location does not play a key role in terms of the coalescence between Bryncoch and the edge of the Green Wedge in Dyffryn Clydach because of the dense belt of trees.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	However, the proposed site is surrounded by well established trees which will create a natural barrier separating the site from the rest of the open green wedge.

The development of this site will close the gap between Dyffryn Clydach and Bryncoch. However, on the ground there will still be a perception of separation. This is because of a line of trees creating a natural barrier separating the two settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is no ribbon development along Dyffryn and Longford Road and the development will not lead to the creation of ribbon development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The proposed site is not directly adjacent to existing development part from a few houses on Dyffryn Road. These are not within a settlement limit. Development of the site would therefore lead to isolated development as the site is separated from Bryncoch by a dense belt of well-established trees and the River Clydach.
Well connected? Two or more boundaries with the built-up area.	The site is not well connected to the urban area. Whilst the site adjoins a number of properties within Dyffryn Clydach, these are not within a settlement limit. While the site is near other residential development in Bryncoch it is separated by woodland and the River Clydach.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	This development will not round of the settlement pattern because the proposed site is not connected to existing urban area.
Provide a good existing barrier: Does the Green Wedge provide a good existing	Yes.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
barrier which if lost would result in urban sprawl.	Removal of this parcel would lead to development beyond the existing strong dense belt of trees separating Bryncoch from Dyffryn Clydach.
How well contained is the parcel?	The parcel is not well contained. None of the site's boundaries are contiguous with the existing urban area. As a result, the majority of the parcel is largely detached from – and poorly related to – the existing urban concentration.

Development of the Candidate Site parcel would not lead to a managed form of urban expansion. Whilst the site adjoins the built form of Dyffryn Clydach, the site is not connected to existing urban area.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	There is a strong defensible boundary between the existing urban area and the proposed site because there is a dense belt of well-established trees and the River Clydach. Whilst the boundaries of the Candidate Site aren't as strong, development of this site would retain a strong defensible boundary due to well established tress and hedgerows and roads surrounding the site. These

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	boundaries will prevent urban sprawl into the surrounding countryside.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	This parcel of Green Wedge is undeveloped with less than 10% of the land area of the parcel covered by built form/ urban features. The parcel is formed of fields and trees. There is a Public Rights of Way running through the site and there are several within the wider area. The Candidate Site Parcel is classified as Grade 3a and 3b ALC.

Whilst there is limited urban development within the proposed site. Development of the Candidate Site would retain strong boundaries which would help to assist in the safeguarding of the countryside from encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is located next to four Listed Buildings and a Building of Local Importance. However, the parcel plays a limited role in terms of maintaining the historic character. This is because the features are located behind a row of trees which separates the features from the proposed development. The Candidate Site parcel does not play a role in protecting the setting of Bryncoch. They do however play somewhat of a role in the setting of Dyffryn Clydach.

The Candidate Site parcel plays no role in conserving the historic character. The fields play do not play a role in protecting the setting of Bryncoch. They do however play somewhat of a role in the setting of Dyffryn Clydach.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge it is considered that **the Candidate Site parcel should not be released from the Green Wedge.** Whilst development of the Candidate Site parcel would not lead to the perception of coalescence between Dyffryn Clydach and Bryncoch and would lead to the creation of strong boundaries. Development of the Candidate Site parcel would not be a

managed form of urban expansion as the site is not adjacent to the existing urban area.

RLDP/P/2006: Land at Gellinudd, Pontardawe



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Northern boundary: The boundary to the north of the site is defined by residential housing. There is no hedgerow between the housing and the site. The site is open to the residential development and therefore highly visible. Eastern boundary: The boundary is strong due to the A474 running along the eastern boundary. There is also a petrol garage on the opposite side of the road.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Southern boundary: The boundary is strong due to a single-lane track and well-established trees and hedgerows. Western boundary: Whilst the boundary to the west of the site is mixed - in the north, there is a clear line of trees while at the southern end, the vegetation becomes more intermittent. To the west of the site there is a dense belt of well-established trees. These screen the site from the remainder of the Green Wedge.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Currently, the gap between Gellinudd and Rhos is 0.395km. The development of this site will reduce that gap to 0.295km. According to the Green Wedge Methodology, both are essential gaps. Development will result in a closure of 25%, and therefore in accordance with the Methodology, this parcel plays a partial role in maintaining the separation between the two settlements. On the ground opposite the Candidate Site there is a petrol station and storage area. Whilst this is not within the settlement limit, it is built form, and it is closer to Rhos than the proposed Candidate Site. Development of the site would therefore not be perceived to change the gap between the settlements.
Existing development:	Within the proposed site there is no existing development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The site adjoins the A474 which runs from the north to the south connecting Gellinudd to Rhos. Opposite the site there is a petrol garage, a fish and chip shop and caravan storage area. and some residential properties. Within the wider Green Wedge there are several single-track lanes that run off the A474.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The site is flat. Whilst topography plays a key role in the wider Green Wedge (in particular for Bryn Brych Candidate Sites), in this location, topography does not play a key role as the site is well screened by existing well-established trees and the built form on the other side of the A474 (petrol station etc).
Openness: How open is the area? This may be influenced by topography, built	As above, whilst the openness of the Green Wedge plays a key role in the wider Green Wedge (in particular for Bryn Brych Candidate Sites), this area of green wedge does not have a sense of openness. This is because of existing development along the A474 and the strong boundaries of the Candidate Site.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
development, trees and hedgerows.	

Development of the Candidate Site parcel would not lead to the coalescence of the settlements of Rhos and Gellinudd. Whilst the existing built form on the other side of the A474 (petrol station etc.) is not within the settlement limit, due to this existing built form, development of this Candidate Site parcel would not be perceived to impact upon the physical separation of the settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is currently ribbon development along the A474. To a certain extent, development of this site would result in further ribbon development however it would not extend beyond the extent of the built form on the other side of the A474. Given this, and the fact that the site is well screened, it is considered that the development of the site would not result in ribbon development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	No, it would not lead to isolated development because the site is adjacent to existing residential development. Whilst not in the settlement limit, there is also built development on the other side of the A474.
Well connected? Two or more boundaries with the built-up area.	On the ground the site is perceived to be well connected because the site adjoins the existing urban area and there is built form on the other side of the A474 .
Round off the settlement pattern? Would development 'round off' the settlement pattern?	On the ground the development of this site would be perceived as 'rounding off' the settlement pattern. This is it adjoins the existing urban area and because there is development (a petrol station etc.) opposite the site.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost	No. Whilst there is residential development on the northern boundary of the site, the site is completely visible from the existing development as there is no hedgerow/ screening.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
would result in urban sprawl.	The southern boundary of the Candidate Site is strong, development of the site would therefore lead to the creation of a strong defensible boundary preventing urban sprawl.
How well contained is the parcel?	On the ground the parcel is perceived to be quite well contained due to the proximity of existing development. The southern, eastern, and western boundaries are strong and therefore development would be contained.

Development of the Candidate Site parcel would lead to a managed expansion of the urban area. This parcel is well connected to existing development and will 'in fill' a gap between residential dwellings to the north and the development on the other side of the A474 (petrol station etc.).

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road	No. The northern boundary of the Candidate Site is not strong. There is no hedge/ screening between the residential dwellings and the site.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
etc (as opposed to garden boundaries)	The Candidate Site has strong boundaries to the south. Development of this parcel will lead to the creation of a strong defensible boundary between the site and wider Green Wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped and is formed of trees and fields. There are no Public Rights of Way within or directly adjoining the Candidate Site. There are Public Rights of Way within the wider area on the other side of the A474. The site is classified as Grade 4, non-agricultural and urban ALC.

Development of the Candidate Site parcel will lead to the creation of strong defensible boundaries. Therefore, development will not encroach into the countryside.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	This site is not adjacent to a heritage site. The Candidate Site is well screened and therefore plays no role in the setting of the urban area. The Candidate Site parcel therefore plays lno role in conserving the historic character or setting of the urban area.

The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

In summary taking into consideration the principles of the Green Wedge, **it is considered that the Candidate Site parcel should be released from the Green Wedge.** Development of the Candidate Site will not lead to the coalescence of the settlements of Rhos and Gellinudd, would be a controlled expansion of the urban area, would not lead to countryside encroachment and urban sprawl.

RLDP/N/2024: Land adjoining Highlands Playground



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site boundaries are mixed. The northern boundary is formed of dense tree belt. There is a footpath along the site boundary. The eastern boundary joins the existing residential development in Neath Abbey. The southern boundary is a hedge to the hill.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The western boundary is residenital. The site is open and forms part of the street scene.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Candidate Site parcel forms the gap between the settlements of Longford and Neath Abbey. With the development of this site, the gap would disappear, and the sites would join. On the ground there is a perception of separation because there is a line of trees and a hill preventing development in Longford from being visible in Neath.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The Candidate Site is undeveloped. The Candidate Site joins existing urban development in Longford. It is open to the existing residential development and forms part of the area.
Topography:	The Candidate Site parcel is flat.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	There is a hill between the settlements. Topography therefore plays a key role in the avoidance of coalescence of settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The Candidate Site parcel is open to the existing settlement in Longford. Between the site and Neath Abbey it is however not open. The site is separated from Neath Abbey by a hill and well-established trees. Openness is therefore not a defining characteristic of this area of the Green Wedge.

Whilst development would lead to the coalescence of the settlements of Neath Abbey and Longford, on the ground the settlements are separated by a very dense tree belt and a hill. If the site were to be developed, development within the site would not be visible from Neath Abbey.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development:	Development of the Candidate Site parcel would not lead to the creation of ribbon development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the Candidate Site parcel would not lead to isolated development as the site joins existing urban area.
Well connected? Two or more boundaries with the built-up area.	The site is well connected because two of the sites' boundaries are adjacent to an existing urban development. The site is also enclosed by the hill and well-established trees.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Whilst development would lead to the closure of the settlement separation it would not jut out into the countryside.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Candidate Site parcel provides the gap between the existing settlements which would be lost if the site were developed. On the ground however the parcel plays a more limited role in the settlement separation as there is a hill and a boundary of well-established trees between the site and the wider area.
How well contained is the parcel?	The parcel has a good appreciable relationship with the urban area. The site joins the urban area, is open to the urban area and is separated from Neath Abbey by a hill and tree belt. The parcel is therefore well contained.

Whilst the development of the parcel would lead to the coalescence of settlements, it would not impact upon the boundaries and separation of the settlements on the ground. Development of the site would be well contained by the existing urban area and Green Wedge features.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Whilst development of the site would lead to the physical coalescence of the settlements, development would be screened by an extensive tree belt and hill. This is currently a good strong defensive barrier, and it would not be impacted by development.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped. None of the site area is covered by built form / urban features. The site was formerly used as a playground. It is now used as a Bee Friendly Area. There is a footpath through the site.

Whilst development of the site would lead to the physical coalescence of the settlements, development would be screened by an extensive tree belt and hill. This is currently a good strong defensive barrier, and it would not be impacted by development.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not adjacent to a heritage feature. The parcel therefore plays no role in the setting of historic environment. The parcel doesn't play a role in terms of the setting of the urban area. The parcel therefore play no role in the setting of the built or historic environment.

The parcel therefore play no role in the setting of the built or historic environment.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

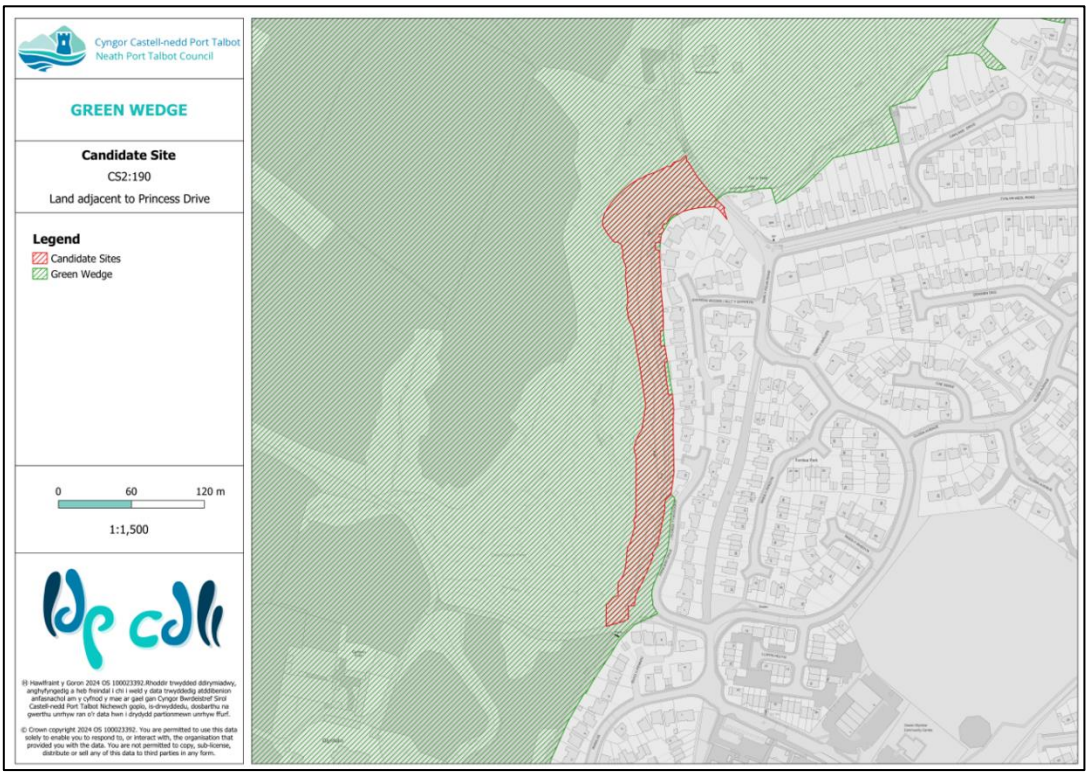
All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

On balance it is considered that the parcel is considered to be suitable for release from the Green Wedge.

Whilst development of the site would lead to the physical coalescence of the settlements of Neath Abbey and Longford, the settlements are separated by a very

dense tree belt and a hill. If the site were to be developed, development within the site would not be visible from Neath Abbey.

RLDP/N/2009: Land adjacent to Princess Drive, Neath



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site parcel is comprised of a dense belt of trees which separate the settlement and the wider countryside. The Candidate Site parcel has strong boundaries. Southern boundary: The southern boundary is comprised by Taillwyd Road and residential housing.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Western boundary: The western boundary is comprised of the River Clydach and continuation of dense tree belt. Eastern boundary: The eastern boundary is comprised of existing residential development. Northen boundary: The northern boundary is comprised of a single-track road and well-established trees.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Candidate Site joins the settlement of Bryncoch. To the west of the site is Dyffryn Clydach, there is however no settlement limit around Dyffryn Clydach. The Green Wedge boundary in this location is approximately 500m and development of the site would reduce this by approximately 6% to 470m. According to the Green Wedge Methodology, the existing and proposed gap is less than 1km so an essential gap, and removal of the parcel would have a limited impact as removal of the parcel would lead to the existing gap being closed by less than 15%. On the ground however it is not considered that the development of the parcel would have an impact on the physical connection of the Bryncoch and Dyffryn Clydach due to the dense belt of trees between the areas.
Existing development:	There is no urban development within the proposed site.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	In the wider Green Wedge, there is limited development between Bryncoch and Dyffryn Clydach in the form of a few residential properties and farm buildings. Dyffryn Road runs to the north of the site into the green wedge and connects Dyffryn Clydach and Bryncoch.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Whilst Dyffryn Clydach does not have a settlement limit, it is the boundary of the Green Wedge. Topography does not play a key role in terms of the coalescence between Bryncoch and the edge of the Green Wedge in Dyffryn Clydach because of the dense belt of trees.
Openness: How open is the area? This may be influenced by topography, built	As above, the openness of the Green Wedge in this location does not play a key role in terms of the coalescence between Bryncoch and the edge of the Green Wedge in Dyffryn Clydach because of the dense belt of trees.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
development, trees and hedgerows.	However, the proposed site is surrounded by well established trees which will create a natural barrier separating the site from the rest of the open green wedge.

The development of this site will not result in the coalescence of settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is no ribbon development along Taillwyd Road or Dyffryn Road. Development of this site will not lead to ribbon development.
Isolated development:	This site will not be isolated because it is adjacent to existing residential development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
If the Candidate Site were to be developed would it lead to an isolated form of development?	
Well connected? Two or more boundaries with the built-up area.	Both the eastern and southern boundary are adjacent to existing residential developments. Therefore, the development of the site will not 'jut out' into the green wedge. The extent to which the parcel is well connected is however limited due to the parcel being comprised of a dense tree belt. There is therefore limited intervisibility between the parcel and the existing built-up area (i.e. it is not an open field).
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the Candidate Site parcel would infill the gap between the existing settlement and the River Clydach. It is however comprised of dense trees so would not 'round off' the settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing	The Green Wedge in this location provides a good existing barrier. This would not be lost as the adjoining land also forms part of this dense tree barrier and River Clydach.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
barrier which if lost would result in urban sprawl.	
How well contained is the parcel?	At least 65% of the boundary is adjacent to the existing urban area. The parcel does not however feel well contained by the urban area, instead it forms part of the wider dense tree belt.

Development of the Candidate Site parcel would not lead to a managed form of urban extension. Whilst the site adjoins the existing urban area it is comprised of part of the wider well-established dense tree belt between the existing urban area and the wider Green Wedge.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site	The Candidate Site parcel forms part of an existing strong defensible tree belt boundary between Bryncoch and the wider Green Wedge. Given that the Candidate Site parcel only forms part of this boundary, it would not be lost.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
– wall, river, main road etc (as opposed to garden boundaries)	
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is comprised of a dense belt of trees. It is therefore undeveloped. There is a Public Rights of Way running north south through the site. The site is classified as Grade 5, non-agricultural and urban ALC.

The parcel is surrounded by strong defensible boundaries which would not be lost if the site were allocated for development. Development would therefore not lead to countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	This site is not adjacent to a heritage feature. Therefore, the parcel has a little or no role in conserving the historic character of the urban area. The Candidate Site parcel itself does not play a key role in the setting of Bryncoch. Instead, it forms part of the dense tree belt boundary. Therefore, the Candidate Site parcel does not play a key role in conserving the historic character or setting of the urban area.

The Candidate Site parcel does not play a key role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

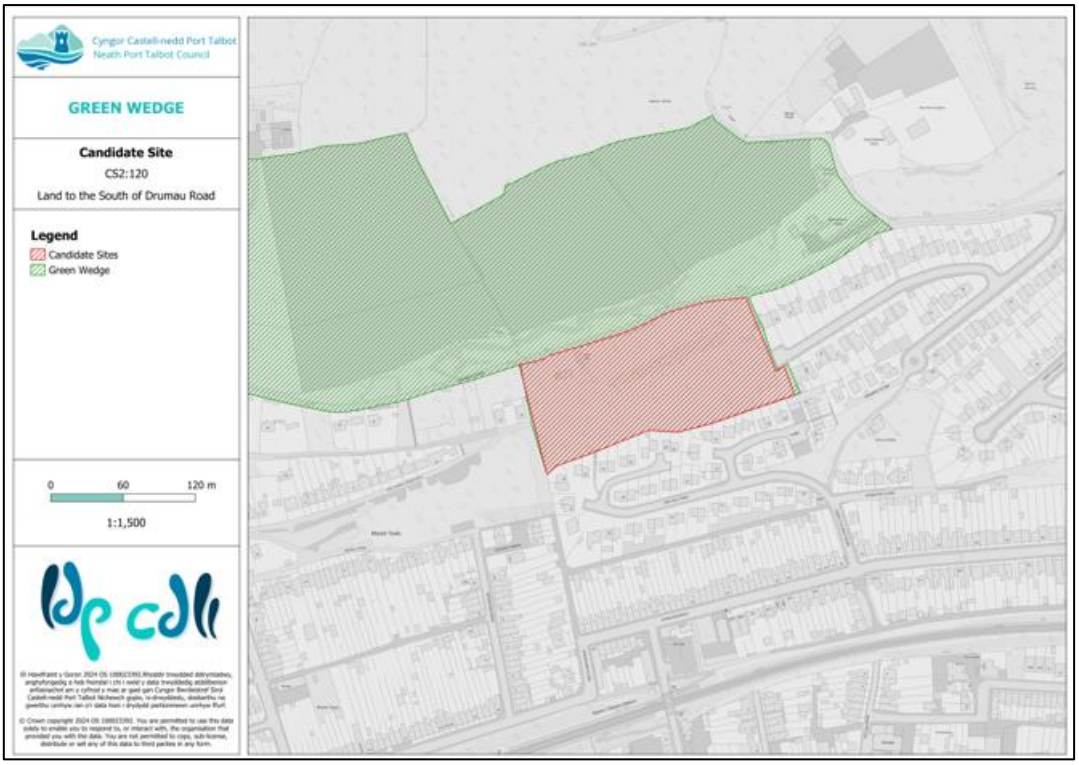
All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the Candidate Site parcel should not be released from the Green Wedge.** Whilst the Candidate Site parcel does adjoin the urban area and would not lead to the coalescence of settlements, it would not form a managed urban expansion as whilst the site adjoins the urban area it is comprised of part of the wider well-established

dense tree belt between the existing urban area and the wider Green Wedge and has a greater relationship with this area than the urban area.

2.1. Skewen/ Birchgrove Green Wedge

RLDP/N/2017: Land to the South of Drumau Road



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site parcel is comprised of a dense belt of trees. The Candidate Site boundaries are strong. Southern boundary: The boundary to the south of the site boarders existing residential housing.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Eastern boundary: The boundary to the east of the site boarders existing residential housing. Western boundary: The boundary to the west of the site is made up of both residential housing, a line of well-established trees and a single track lane. Northern boundary: The northern boundary is Drummau Road runs along the north side of the site and there is a well-established tree line.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location seeks to prevent the coalescence of Birchgrove and Skewen. The Candidate Site adjoins the urban area on the southern eastern and western boundaries. It is essentially cut out of the urban area rather than being on the edge of a settlement. Given this, there is already existing settlement between the site and Birchgrove. The site itself therefore plays no role in this settlement separation.
Existing development: What development currently exists in the area of Green Wedge, including road linkages	There is no urban development within the proposed site. The Candidate Site adjoins the urban area on the southern eastern and western boundaries. It is essentially cut out of the urban area rather than being on the edge of a settlement. Given this, there is already existing settlement between the site and Birchgrove.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	To the north of the site is Drumau Road which is a direct road link connecting Skewen and Birchgrove.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The topography of the site slopes down from north to south The Candidate Site adjoins the urban area on the southern eastern and western boundaries. It is essentially cut out of the urban area rather than being on the edge of a settlement. Given this, there is already existing settlement between the site and Birchgrove. The site itself therefore plays no role in this settlement separation. Given this, the topography of the site plays no role in settlement coalescence.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The Candidate Site parcel is formed of a dense belt of trees. The Candidate Site adjoins the urban area on the southern eastern and western boundaries. It is essentially cut out of the urban area rather than being on the edge of a settlement. Given this, there is already existing settlement between the site and Birchgrove. The site itself therefore plays no role in this settlement separation.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Given this, openness of the site plays no role in settlement coalescence.

The development of this site will not result in the coalescence of settlements. The Candidate Site adjoins the urban area on the southern eastern and western boundaries. It is essentially cut out of the urban area rather than being on the edge of a settlement. Given this, there is already existing settlement between the site and Birchgrove. The site itself therefore plays no role in this settlement separation.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge	Development of the Candidate Site parcel will lead to the infilling of a gap of the existing settlement rather than create ribbon development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	No, the development of this site will not create an isolated form of development because it is contained on three sides by an existing residential dwellings.
Well connected? Two or more boundaries with the built-up area.	The site is well connected because it has several boundaries which are adjacent to the urban area.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The development of this site will help 'round off' the settlement pattern because the development will infill a gap between existing urban development.
Provide a good existing barrier: Does the Green Wedge provide a good existing	The development of this site will not affect the existing barrier. This is because the parcel will 'infill' a gap within existing development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
barrier which if lost would result in urban sprawl.	
How well contained is the parcel?	The parcel is well contained. This is because the parcel will 'infill' a gap within existing development.

The Candidate Site parcel is well connected to the urban area, with residential properties on three sides. Development of the site would not lead to the loss of a defensive boundary and would 'round off' the settlement in this location. Development of this Candidate Site parcel would constitute a managed form of Green Wedge release.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road	Development of the Candidate Site parcel will lead to the rounding off of the existing settlement. The Candidate Site currently provides a strong defensible boundary to countryside encroachment. The northern boundary of the Candidate Site is however also strong being formed of Drumau Road and well-established trees.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
etc (as opposed to garden boundaries)	
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	This parcel is undeveloped and is formed of trees. There are no Public Rights of Way within or directly adjoining the site. The site is classified as Grade 4, non-agricultural, and urban ALC.

The Candidate Site parcel is currently undeveloped but surrounded on three sides by residential accommodation. Development of the Candidate Site parcel would retain a defensible northern boundary for the settlement to assist in the safeguarding of the countryside from encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not adjacent to a heritage feature. The candidate site parcel does not play a role in protecting the urban area. This is because the parcel would 'infill' a gap within the existing development along Drumau Road. The Candidate Site parcel therefore plays no role in conserving the historic character or setting of the urban area.

The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area**.**

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

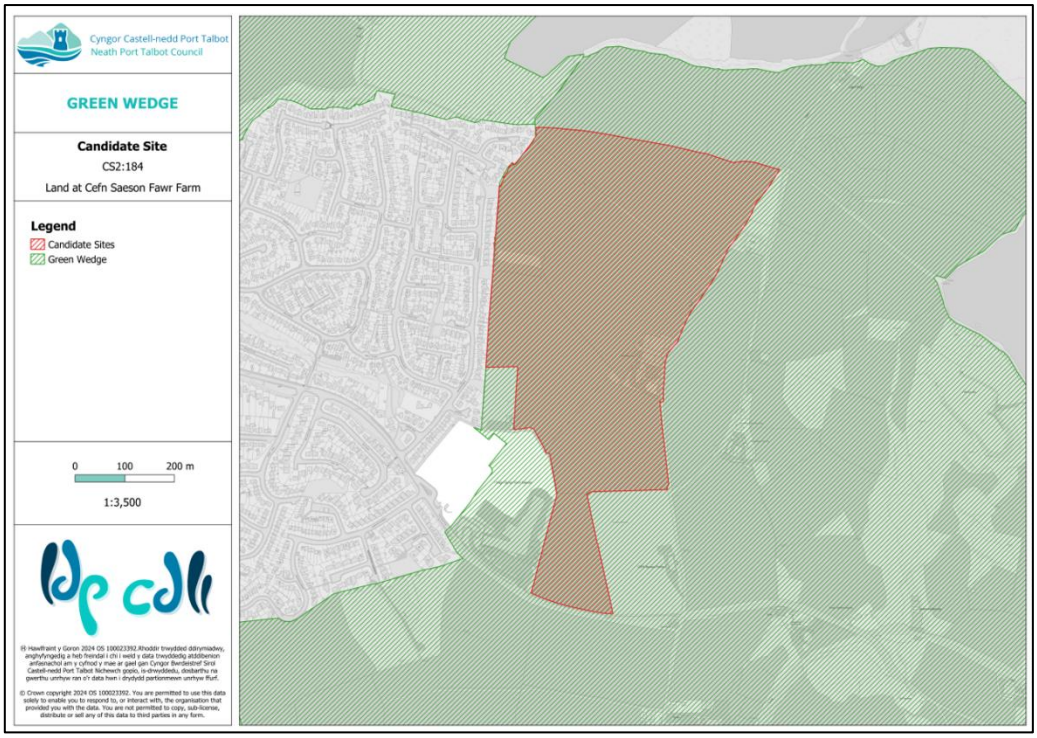
All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the Candidate Site parcel should be released from the Green Wedge**. The Candidate Site parcel joins the urban area on the southern, eastern, and western boundaries. Development of the Candidate Site parcel would not lead to the 'jutting out' of the settlement and instead lead to the rounding off of the settlement. It would not impact upon settlement coalescence and would be a

manged form of urban release. Development would lead to the retention of a strong Green Wedge boundary preventing countryside encroachment and urban sprawl.

2.2. Neath/ Tonna/ Cimla/ Efail Fach Green Wedge

RLDP/N/2028: Land at Cefn Saeson Fawr Farm



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Southern boundary: The boundary is strong due to hedgerow and road. Western boundary: the strength of the western boundary has been reduced with the recent development of the school within the Green Wedge. This has opened up the Green Wedge barrier. To the north of the school, the western boundary is comprised of residential development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Eastern boundary: The western boundary is mixed comprised of playing fields, road, and hedgerow. Northern boundary: The boundary is weaker comprised of hedgerows and taller trees. To the north of this field there is an additional field which has a very strong tree belt and there is a ridge. These would form strong defensible features.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge seeks to prevent the coalescence of Efail Fach and Cimla. There is currently a settlement separation of 1.55km. Removal of the site would reduce this to 1.28km. In accordance with the Green Wedge Methodology, the settlement gap is currently and would remain narrow in this location and a closure of 17.4% would suggest that the parcel plays a a partial role in the settlement separation. On the ground, it is considered that there would be no perception of merging of the settlements due to the topography, trees, and characteristics of the landscape.
Existing development: What development currently exists in the area of Green Wedge, including road linkages	The site is located on the B4287 which connects Cimla and Efail Fach. The B4287 runs through a largely rural area. Once leaves the settlement of Cimla and passes the school is largely

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	undeveloped rural road with sporadic development alongside. Built development within the Candidate Site parcel is limited to the existing farm.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The site is gently sloping. Topography plays a key role in terms of settlement coalescence in this section of the Green Wedge. The topographical difference between Cimla and Efail Fach adds to the perception of separateness between the settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The area of the Green Wedge in this location does not have a high sense of openness in terms of maintaining a gap between the settlements of Cimla and Efail Fach.

The development of this site will not result in the coalescence of settlements. The topography and characteristics of the Green Wedge (including trees) help to maintain the separation of the settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There isn't currently ribbon development along B4287. Development of the Candidate Site parcel wouldn't lead to the creation of ribbon development along B4287 as the majority of the development would be located adjacent to the existing development and behind the school. Any development along the B4287 would be restricted to the parcel between the school and the existing cricket ground and lane.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	No this would not be an isolated development. This is because the site abuts the existing development and there is a school to the south of the site.
Well connected? Two or more boundaries with the built-up area.	While only one boundary is adjacent to the urban area the site is also located next to a school. On the ground, the development would infill the gap between the existing urban area and the school, with only a small part of development on the B4287 between the school and cricket ground.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Therefore, on the ground it would not feel like the development is jutting out.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The development of the site will help round off the settlement pattern. The development would infill the gap between the existing urban area and the school, with only a small part of development on the B4287 between the school and cricket ground.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The development of the school within the Green Wedge led to the removal of the existing strong defensible boundary. Removal of this parcel would lead to development up to the existing cricket ground and lane with its hedgerows. On the ground this would be perceived as a sensible settlement limit.
How well contained is the parcel?	Approx. 25% of the site adjoins the urban area, with the remainder of the western boundary adjoining the school which is not located within the settlement limit. Development of the site would result in predominantly development behind the school adjacent to the existing residential development. Any development along the B4287 would be restricted to the gap between the school and the cricket ground which is well screened from the road by well

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	developed hedgerow. The site would therefore be relatively well contained.

Development of the Candidate Site parcel would be a managed expansion of the urban area. Since the development of the Cefn Saeson School within the Green Wedge the existing strong defensive boundary to the Green Wedge has been removed. Development would infill the gap behind the school, adjacent to the existing residential development and any development along the B4287 would be contained between the school and cricket ground.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The existing strong defensive boundary between the existing settlement and the Green Wedge has been removed by the development of the new Cefn Saeson School which has opened up this area of the Green Wedge. Development of the site would lead to the infilling of the gap behind the school and the existing residential development, and between the school and the cricket ground. The cricket ground, lane, and hedgerow (the eastern boundary of the site) would be perceived as a sensible settlement limit.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site parcel includes the existing farm buildings. The remainder of the parcel is undeveloped and formed of trees and fields. The site is classified as Grade 3b, Grade 4 and urban ALC.

Development of the Candidate Site parcel will not result in the loss of strong defensible boundary as this has already been lost through the development of the new school in the Green Wedge. Development of the site will lead to the infilling of the existing gap between the school and residential dwellings, and the school and cricket ground. A natural settlement limit will be created with the lane, cricket ground and hedgerow. Development of the Candidate Site parcel will therefore not lead to wider countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	This site is not adjacent to a heritage feature. On the whole, given the characteristics of the site and wider Green Wedge, it is not considered that the parcel plays a key role in the setting of Cimla in the wider Green Wedge. The parcel therefore plays no role in conserving the historic character of the urban area and a limited role in the setting of the urban area.

The parcel therefore plays no role in conserving the historic character of the urban area and a limited role in the setting of the urban area

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

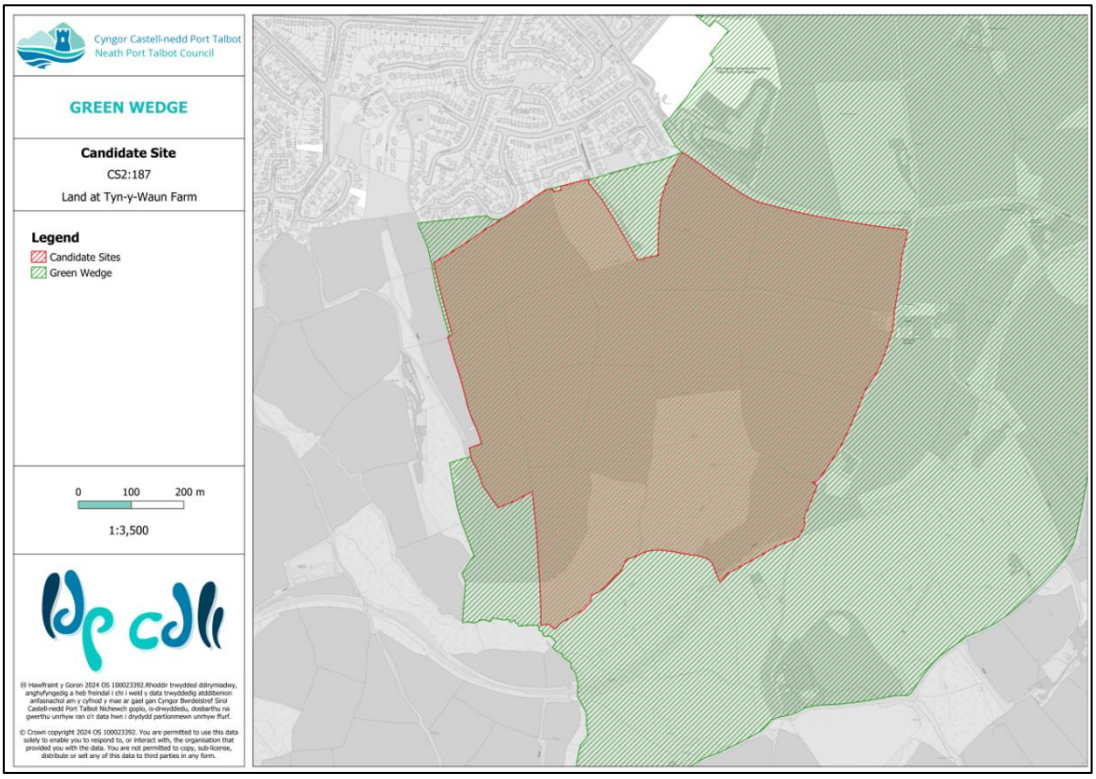
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of the Green Wedge, **the Candidate Site parcel is considered to be suitable for release from the Green Wedge.** The development of Cefn Saeson School has led to the removal of the existing strong defensive urban boundary. Development of the site will infill the gap between the school and the existing residential housing, and the school and the cricket ground, and will lead to the creation of a sensible settlement boundary preventing

further urban sprawl/ countryside encroachment. Development would therefore comprise of a managed urban expansion and not lead to the coalescence of the settlements of Efail Fach and Cimla.

RLDP/N/2020: Land at Tyn-y-Waun Farm



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site boundaries are mixed and there is a high degree of intervisibility into the parcel in places. Northern boundary: The northern boundary is mixed and comprised of open fence to residential, hedge, and B487. There is a high degree of intervisibility between the existing urban area at Ridgewood Gardens and the Candidate Site parcel. Where the parcel adjoins the B487 there is a

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	mixture of well-established hedgerows and not. There are areas where there is a high degree of intervisibility. Easten boundary: The eastern boundary is defined by a track and largely low-lying hedge. There is intervisibility between the parcel and the wider Green Wedge. Southern boundary: The southern boundary is mixed. It is defined by an open lane/ track in the field and well-established trees. Western boundary: The western boundary has been drawn along the ridgeline and is combined of sparse hedgerows and low-lying walls.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Currently, the gap between Cimla and Efail-Fach is 1.5km. The development of the site will reduce the gap to 1.1km. According to the Green Wedge Methodology, therefore, the settlement gap is currently and will remain a narrow gap and the parcel plays a critical role in maintaining the settlement gap because the development of the site will result in the gap being closed by more than 30%. On the ground however, the development of this site will not create the perception of the merging of two settlements. This is because of the topography and characteristics of the landscape maintains a feeling of separation.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	There is no urban development within the site. There is sporadic development within the wider green wedge. This includes Cefn Saeson Comprehensive School, the cricket ground, and several farm buildings. The B4287 runs to the north of the site and connects Cimla and Efail-Fach. There is also a narrow country lane running along the eastern end of the site which connects the site to Efail Fach.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The Candidate Site parcel is not flat. Topography in this part of the Green Wedge plays a key role in the coalescence of settlements. The topography difference between Cimla and Efail Fach adds to the perception of separation between the settlements.
Openness: How open is the area? This may be influenced	The Candidate Site parcel itself is relatively open and development would be visible from the B4287.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
by topography, built development, trees and hedgerows.	Openness of the Green Wedge in this location however does not play a key role in settlement separation due to the topography, the number of wooded areas, and the extent of well-established trees.

Development of the site would not result in the coalescence of settlements. The topography and trees within the Green Wedge play a key role in maintaining the separation of the settlements of Cimla and Efail Fach.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There isn't currently ribbon development along B4287. Development of the site would lead to ribbon development along the B4287. The existing hedgerow along parts of the B4287 is more limited and therefore development would be visible.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the Candidate Site parcel would not lead to isolated development as the Candidate Site adjoins the urban area.
Well connected? Two or more boundaries with the built-up area.	Whilst development would not lead to an isolated form of development as the site adjoins the urban area and there is the school to the north east. The site isn't well connected to the urban area with the parcel extending considerably into the countryside. Visually if the site were developed, it would appear somewhat detached from the existing urban area.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	For the reasons above, development would not round off the existing settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing	This parcel is less well connected to the urban area than parcels on the other side which are largely adjacent to existing housing and connected to the school and cricket ground.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
barrier which if lost would result in urban sprawl.	This parcel is more detached to the existing urban development at Ridgewood Gardens due to topographical differences, which isn't the case on the other side of the road. The site is also more open. Development of this site would therefore lead to a greater sense of spread of urbanisation into the open countryside area at the top of Cimla hill.
How well contained is the parcel?	As noted above, the parcel is not well contained. The majority of the parcel is largely detached from – and poorly related to – the existing urban area.

Whilst the development of the Candidate Site parcel would not lead to an isolated form of development, the parcel is not well contained by the urban area. It would therefore not result in a managed urban extension.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary:	This parcel is less well connected to the urban area than parcels on the other side which are largely adjacent to

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	existing housing and connected to the school and cricket ground. This parcel is more detached to the existing urban development at Ridgewood Gardens due to topographical differences, which isn't the case on the other side of the road. The site is also more open. Development of this site would therefore lead to a greater sense of spread of urbanisation into the open countryside area at the top of Cimla hill.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The proposed site is undeveloped. Less than 10% of the land area of the parcel is covered by built form/ urban features. The site is formed of fields and trees. There are no Public Rights of Way within the site. However, there is one adjoining the north western boundary of the site. The site is classified as Grade 3b, Grade 4, Grade 5, non-agricultural and urban ALC.

Development of the Candidate Site parcel would not lead to the creation of a strong defensive boundary between the urban area and the Green Wedge. Instead, development would sprawl into the wider countryside.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not adjacent to a heritage feature and therefore plays no role in conserving historic character. The northern parcels play a key role in terms of the setting of Cimla as the they are much lower than the existing development and there is a high degree of intervisibility between the parcel and the B4287 when travelling from Efail Fach towards Cimla.

The Candidate Site therefore plays no role in conserving the historic character but does play a role in the setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

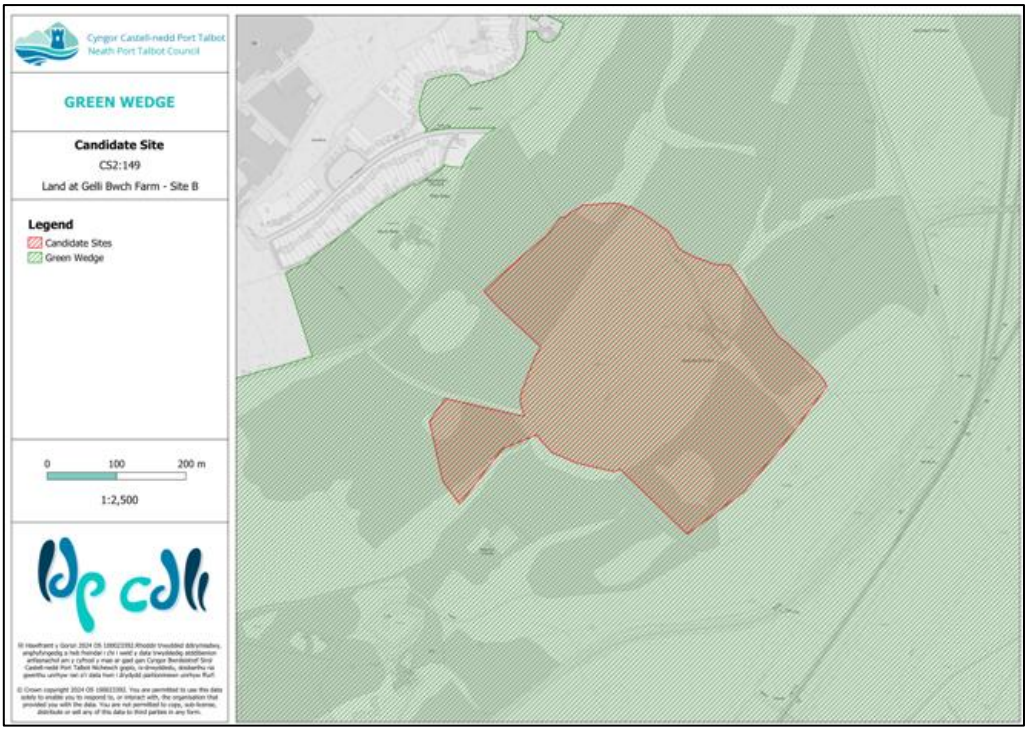
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

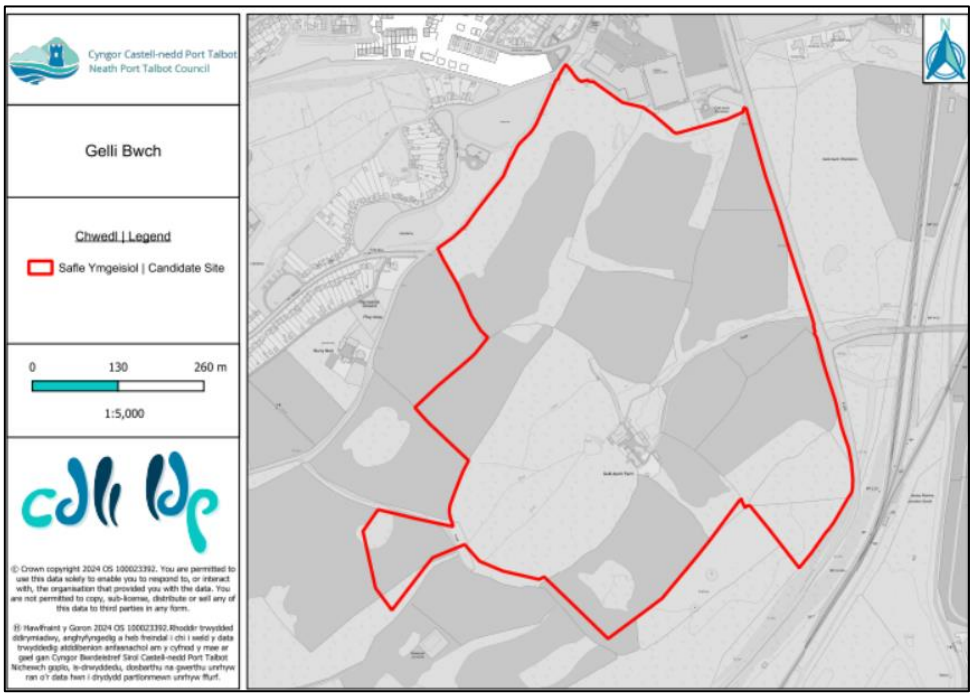
In summary when taking into consideration the principles of the Green Wedge it is considered that **the Candidate Site parcel should not be released from the Green Wedge**. Development of the Candidate Site parcel would not lead to a managed expansion of the urban area and would impact upon the setting of the existing urban area.

2.3. Crymlyn Bog/ Crymlyn Burrows/ Llandarcy Green Wedge

RLDP/N/2019: Land at Gelli Bwch Farm - Site B



This Candidate Site has been proposed as an extension to the 2022 Candidate Site submitted. Consideration has therefore been given in this assessment to the following land area:



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site has good boundaries. Northern boundary: The northern boundary is very strong and formed of a very dense belt of well-established trees. To the north of the site there are facilities associated with Llandarcy Academy of Sport these are however not in the settlement limit and are quite detached from the site due to the strong boundary of well-established trees. Number of trees on the northeast/ adjacent to the north-eastern part of the Candidate Site parcel protected. The eastern boundary is comprised of the B4290 which is the main road connecting Llandarcy to Jersey Marine. Along the road there is an entrance into the site, there is also hedge and well-established trees. There is some limited visibility into the site from the road. The eastern boundary of the Candidate Site parcel is also formed of a dense belt of trees. The south and western boundaries are delineated by relatively well-established trees, hedgerow, fence and the lane that connects Llandarcy to Jersey Marine. Along the lane there are trees. The lane is lower in parts than the parcel. Part of the north western boundary is within the Llandarcy Conservation Area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Further to the north west is Llandarcy Village. The built form is predominantly well set back around a village green.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location serves to prevent the coalescence of Jersey Marine and Llandarcy. Development of the Candidate Site parcel would not lead to the coalescence of these settlements. The Candidate Site parcel does not adjoin the settlement limit. At the narrowest part of the Green Wedge the settlement separation is only 0.31km. This is between the southern boundary of the Coed Darcy site allocation in the current LDP and Jersey Marine. The existing allocation has not been developed and whilst re-promoted is currently based on the most recent assessment undeliverable and therefore has been screened out of the assessment at Stage 2. Ahead of the Deposit Plan consideration will be given as to whether the boundary should be redrawn around the existing built form. Given this, it is necessary to consider settlement separation in other parts of the Green Wedge. Taking into consideration the existing built development and the location of the Candidate Site, there is currently a settlement separation of approximately 1.2km. This would be reduced to approximately 0.7km, a 41% reduction. In accordance with the Green Wedge Methodology, the Candidate Site parcel

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	therefore plays a critical role in the separation of the settlements. On the ground, development of the site would not lead to the perception of coalescence of the settlements of Llandarcy and Jersey Marine.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The Candidate Site parcel does not join the settlement limit of Llandarcy. Instead, it is separated by the Village Green. On the ground, due to the existing strong tree belt along the Candidate Site and the Village Green the Candidate Site parcel appears quite separate. To the north of the Candidate Site parcel, the Candidate Site parcel joins Llandarcy Sports Academy and associated development. This development is not within the settlement limit of Llandarcy. Due to an extensive belt of trees between the Candidate Site parcel and the existing development, again the Candidate Site parcel feels quite separate. The Candidate Site parcel also runs along the B4290. Whilst there is development associated with Llandarcy Sports Academy on this road, again there are extensive barriers between the site and these facilities which make the site feel more detached from the existing built form. Opposite the site on the B4290 there is an employment area, this is however well set back and not visible from the road.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The Candidate Site parcel therefore feels quite detached from the existing built development in this location. Built form within the Candidate Site parcel is limited to the Gelli Bwch Farm and associated buildings.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Between Llandarcy and Jersey Marine there are dense belts of trees and topography differences which provide separation between the settlements. Notwithstanding this, the Green Wedge in this location is very undeveloped and development would change the characteristic of this area of the Green Wedge.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Between Llandarcy and Jersey Marine there are dense belts of trees and topography differences which provide separation between the settlements. Notwithstanding this, the Green Wedge in this location is very undeveloped and development would change the characteristic of this area of the Green Wedge.

Development of the Candidate Site parcel will not lead to the coalescence of the settlements of Llandarcy and Jersey Marine.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is currently no residential ribbon development within this area of the Green Wedge. There is some commercial ribbon development outside of the settlement limit associated with Llandarcy Sports Academy, David Lloyd, and other sports facilities. Development of the Candidate Site parcel, whilst could be well designed and well screened, would introduce an isolated form of ribbon development beyond the current sports facilities. Currently the residential development is well contained and therefore rather than just be an extension of existing ribbon development this would be a noticeable expansion of the urban area.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the Candidate Site parcel would lead to isolated development. The Candidate Site parcel does not join the urban area. Instead it is separated from the existing settlement by the Village Green and a dense well-established belt of trees. To the north of the site there are a number of commercial facilities such as Llandarcy Sports Academy which aren't in the settlement limit. Whilst as part of the Deposit Plan consideration could be given to including these facilities

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	within the settlement limit, on the ground the Candidate Site is quite separate from this area due to an extensive tree belt. If the Candidate Site parcel were to be developed it would feel quite isolated from these areas.
Well connected? Two or more boundaries with the built-up area.	Due to the reasons above, the site is not well connected to the urban area.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	For the reasons above, development of the site would not lead to the rounding off of the settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	Yes. The northern and western boundaries of the Candidate Site parcel provide good strong boundaries to the existing built form. Whilst the Candidate Site parcel has good strong boundaries, development beyond the current Green Wedge boundary would introduce development into a currently undeveloped and quite separate part of the Green Wedge.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
How well contained is the parcel?	The Candidate Site parcel is not well contained within the built-up area. There are well-established tree line boundaries between the parcel and the existing settlement and between the parcel and the sports facilities (which aren't in the settlement limit). There is also a Village Green between the settlement and the site. The trees and the Village Green separate the parcel from the built form giving a more isolated form of development.

Development of the Candidate Site would lead to an isolated form of development within the Green Wedge and therefore not a managed form of urban expansion. The Candidate Site parcel does not adjoin the existing urban area, it is not contained by existing built form due to the Village Green and the extensive tree belt between the site and the existing settlement and the site and the facilities at Llandarcy Sports Academy and would introduce development into a part of the Green Wedge which is not currently developed.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Development of the Candidate Site parcel would result in the loss of the existing strong defensible boundary between the site and the existing settlement and facilities at Llandarcy Sports Academy. Whilst the Candidate Site parcel has good strong boundaries development of the Candidate Site parcel would extend development beyond the well-established boundary and lead to development in this undeveloped part of the Green Wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped with less than 10% of the land area of the parcel is covered by built form / urban features. The parcel is formed of trees and fields. There are no Public Rights of Way within the site. However, there is one that runs around the site's norther, eastern and southern boundaries. The site is classified as Grade 2, Grade, 3a, Grade 3b. Grade 4, Grade 5, and non-agricultural ALC.

Development of the Candidate Site parcel would result in the loss of the existing strong defensible boundary between the site and the existing settlement and facilities at Llandarcy Sports Academy. Whilst the Candidate Site parcel has good strong

boundaries development of the Candidate Site parcel would extend development beyond the well-established boundary and lead to development in this undeveloped part of the Green Wedge.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The northern part of the Candidate Site parcel is within the Llandarcy Conservation Area. Northern parts of the site form the backdrop to the Conservation Area. In the northern part of the Candidate Site parcel there is a scheduled ancient monument – Llandarcy Round Cairn. Parts of the site therefore provide settings to the historic environment. In terms of the setting of Llandarcy, the existing well-established tree line does separate the existing built development from the wider countryside. Development beyond this line would change the character of the area. The site therefore plays a role in terms of the setting of the historic and built environment.

The Candidate Site parcel plays a role in terms of the setting of the historic and built environment.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

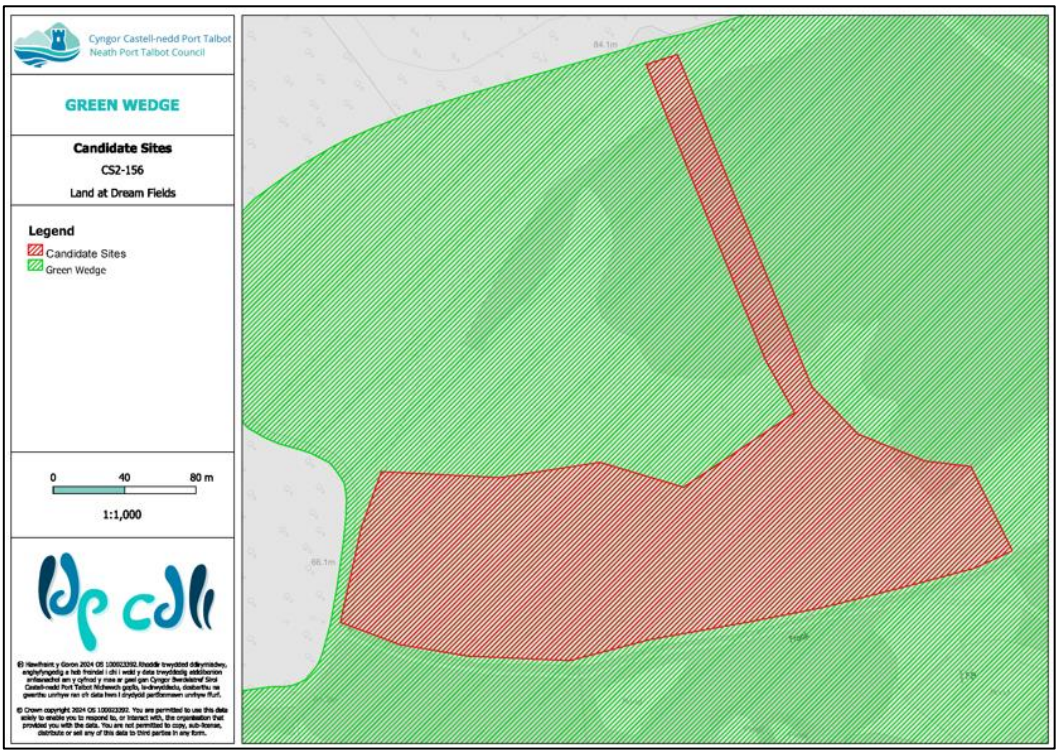
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All sites have been identified as playing no significance in relation to this characteristic.

All sites have been identified as playing no significance in relation to this characteristic.

In summary taking into consideration the principles of the Green Wedge, **it is considered that the site should not be released from the Green Wedge**. Whilst development of the Candidate Site parcel would not lead to the merging of settlements, development of the Candidate Site parcel would not lead to a managed form of urban expansion. The Candidate Site parcel does not adjoin the existing built area. Instead, it is separated from the settlement limit (and development to the north outside of the settlement limit) by an extensive tree belt. This tree belt forms a strong defensive barrier to development in this part of the Green Wedge and forms part of

the setting of Llandarcy Village and associated built form. Whilst the Candidate Site parcel has good strong boundaries, development beyond the existing well-established boundary would lead to development into a currently undeveloped part of the Green Wedge changing the characteristics of this part of the Green Wedge.

RLDP/N/2018: Dream Fields



This Candidate Site parcel has been promoted for tourism development and holiday eco lodges. Planning Policy Wales is clear in Paragraph 3.75 that inappropriate development does not include small scale diversification within farm complexes where this is run as part of the farm business. Whilst the site forms part of the wider Gelli Bwch Farm, the majority of this land has been promoted for housing development. It has therefore been assumed that this development would not form part of small-scale diversification within the farm business.

Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers:	The Candidate Site parcel has relatively good boundaries.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
What are the current barriers that make up the edges of the green wedge?	Southern boundary: The boundary to the south of the site is ridge with trees and a track below. Eastern boundary: The boundary to the east of the site passes through the existing field. There is no clearly defined boundary in this location. Northern and Western boundaries: The northern and western boundaries are comprised of dense trees, hedge/ scrub, and country lane between Jersey Marine and Llandarcy. There is a considerable height difference between the lane and the site and due to this there isn't much intervisibility into the parcel.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location serves to prevent the coalescence of Jersey Marine and Llandarcy. Development of the Candidate Site parcel would not lead to the coalescence of these settlements. The Candidate Site parcel does not adjoin the settlement limit. The south western part of the parcel is separated from the existing settlement limit by the country lane running between Jersey Marine and the Llandarcy. The settlement limit in this part is defined by the Coed Darcy Strategic Regeneration Area in the current LDP. This site has not been developed and whilst re-promoted is currently based on the most recent assessment undeliverable and therefore has been screened out at Stage 2. Ahead of the

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Deposit Plan consideration will be given as to whether the boundary should be redrawn around the existing built form. Taking into consideration the Coed Darcy development, at the narrowest part of the Green Wedge the settlement separation is only 0.31km. Development of this site would not impact upon this settlement gap. Not taking into consideration the Coed Darcy development, the settlement gap is 1.2km. Development of this Candidate Site parcel would reduce the gap to 0.25km, a 79% closure. This suggests that the parcel plays quite a critical role in the separation of the settlements. On the ground, development of the site would not lead to the perception of coalescence of the settlements of Llandarcy and Jersey Marine. This is in part due to topography and the dense belt of trees.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	There is no urban development within the proposed site. The Candidate Site parcel does not adjoin the settlement limit. The south western part of the Candidate Site parcel is separated from the settlement limit by the country lane. This part of the settlement limit has been drawn around the existing Coed Darcy Strategic Regeneration Area which has not been developed. Currently therefore there is no existing development within close proximity of the site.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	If Coed Darcy had been developed, there are strong boundaries including trees, hedgerow and scrub and a height difference between the Coed Darcy development and the lane and this Candidate Site. Development would therefore not feel attached to the urban area.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Between Llandarcy and Jersey Marine there are dense belts of trees and topography differences which provide separation between the settlements. This site forms part of these characteristics.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Between Llandarcy and Jersey Marine there are dense belts of trees and topography differences which provide separation between the settlements. This site forms part of these characteristics.

Development of the Candidate Site parcel will not lead to the coalescence of the settlements of Jersey Marine and Llandarcy.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	Development of the Candidate Site parcel would not lead to ribbon development. The Candidate Site parcel does join the lane between the settlements of Jersey Marine and Llandarcy but is higher than the lane and separated from the lane by dense trees, hedgerow, and scrub.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the Candidate Site parcel would lead to an isolated form of development. The Candidate Site parcel does not join the urban area. Where the south western boundary is separated from the urban area by the country lane it joins at a higher topography and is separated by dense trees, hedgerow, and scrub. This area of the settlement limit forms part of the Coed Darcy Strategic Regeneration Area in the current LDP which has not been developed.
Well connected? Two or more boundaries with the built-up area.	Due to the reasons above, the Candidate Site parcel is not well connected to the urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The development of this site would not 'round off' the settlement pattern because of the reasons above.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	Removal of this parcel would lead to isolated development in the open countryside.
How well contained is the parcel?	This parcel is not contained by the existing urban area. Removal of this parcel would lead to isolated development in the open countryside.

Development of the Candidate Site would not result in a managed expansion o the urban area. The Candidate Site parcel does not adjoin the existing urban area and would lead to an isolated form of development.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Development of the Candidate Site parcel will lead to an isolated form of development within the Green Wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped. None of the land area of the parcel is covered by built form/ urban features. The site is formed of fields and trees. There are no Public Rights of Way within or adjacent to the site. The site is classified as Grade 3a, Grade 4, and Grade 5 ALC.

There is no urban development within the proposed site. Development of the Candidate Site parcel will lead to an isolated form of development within the countryside.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not adjacent to any heritage sites and therefore forms no role in terms of the setting of the historic landscape. The Candidate Site parcel does not play a role in protecting the setting of Jersey Marine and Llandarcy. The Candidate Site parcel therefore plays no role in conserving the historic character or setting of the urban area.

The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

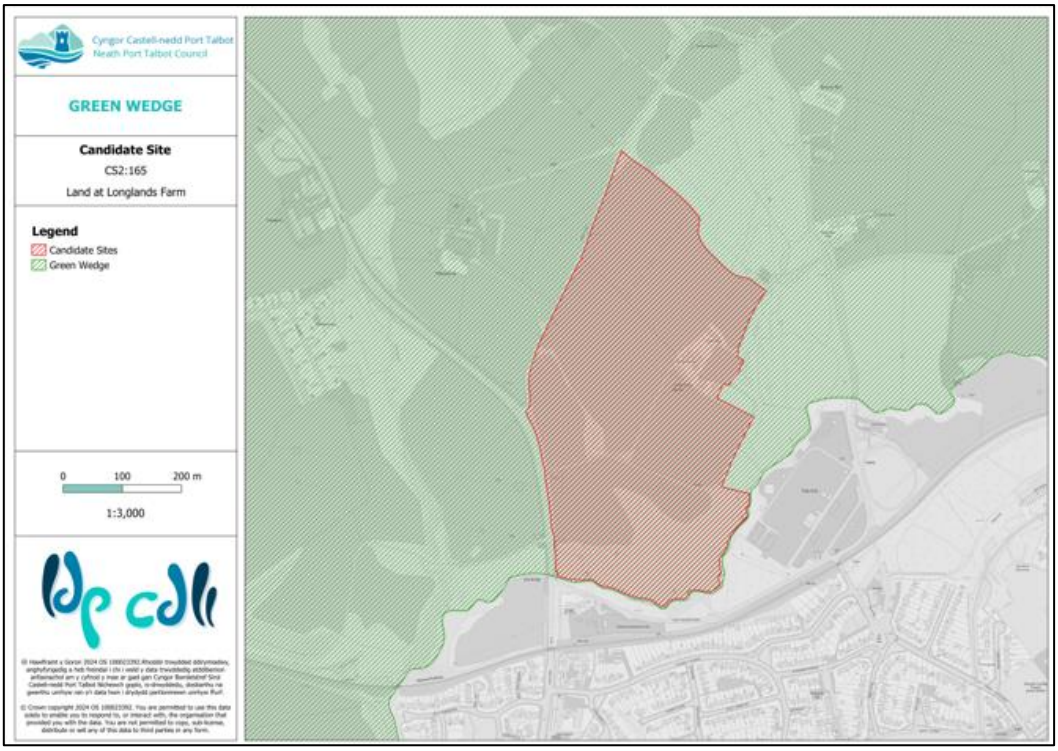
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **the Candidate Site parcel should not be released from the Green Wedge.** Whilst development of the Candidate Site parcel would not lead to the coalescence of settlements, development of the parcel would not form a manged release of the urban area as development of the Candidate Site parcel would lead to an isolated form of development.

2.4. Margam Green Wedge

RLDP/PT/2007: Land at Longlands Farm



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site parcel has good boundaries. Southern boundary: The boundary to the south of the site is strong due to a watercourse, Pont George Road, the railway line and bridge, and a dense belt of well-established trees separating the site from Pyle. Western boundary: The boundary to the west of the site is relatively strong. It is comprised of the A48 and Heol-Y-Glo Road as well as hedgerows running along the

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	roadsides. There is some visibility into the parcel from the A48. Eastern boundary: The boundary to the east is strong due to the dense belt of trees, Pyle Grid Station and a water course running along the southern end. Northen boundary: The boundary has a strong barrier due to a well-established tree line.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Currently, the gap between Coed Hirwaun and Pyle is approximately 1.2km which is defined in the Green Wedge Methodology as a narrow gap. Development of this site would reduce the gap to approximately 0.6km, a closure of 50%. In accordance with the Green Wedge Methodology the parcel therefore plays a critical role in maintaining the settlement separation. On the ground, due to the intervening topography and trees, the gap plays less of a critical role in the separation of the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages	Within the site, development is limited to the farmhouse and buildings. Within the wider green wedge, there are several farm buildings, a few residential properties, and a Gypsy and Traveller site.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The A48 runs along the eastern side of the site and connects Pyle to Coed Hirwaun. This is a direct road link and therefore, plays a role in reducing the distance between the settlements. Hoel-Y-Glo also runs along the north which is a narrow country lane. To the south of the Candidate Site parcel is the existing development in Pyle. There is a strong urban barrier created by the dense trees, watercourse, railway line, railway bridge and the substation. Whilst there is some intervisibility between the parcel and Pyle, given these features, the Candidate Site parcel is not well connected to the existing urban area of Pyle.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	While the site is mainly flat it does rise steeply in the northwest corner. Within this area of the Green Wedge, the topography and areas of well-established trees and woodland play a role in preventing the coalescence of the settlements of Coed Hirwaun and Pyle.
Openness: How open is the area? This may be influenced by topography, built	Within this area of the Green Wedge, the topography and areas of well-established trees and woodland play a role in preventing the coalescence of the settlements of Coed Hirwaun and Pyle.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
development, trees and hedgerows.	

The development of this site will not result in the coalescence of the settlements of Pyle and Coed Hirwaun.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is currently no ribbon development along the A48. Whilst the site has relatively good western boundaries and therefore development would be largely screened, development of the site would lead to ribbon development beyond the existing well-defined settlement limit of Pyle.
Isolated development:	Whilst the Candidate Site boundary is adjacent to Pyle, there is a strong boundary between the site and the remainder of Pyle. Development of the site would 'jut out'

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
If the Candidate Site were to be developed would it lead to an isolated form of development?	into the countryside and introduce development beyond the existing urban form into a more detached area. Development would therefore have a more isolated character.
Well connected? Two or more boundaries with the built-up area.	While the site is in close proximity to development in Pyle the proposed site will 'jut out' into the green wedge. It would lead to the introduction of development beyond the existing urban form into a more detached area.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The development will not round of the settlement pattern because the proposed site would 'jut out' beyond the existing settlement pattern into the Green Wedge.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge provides a good existing barrier which if lost would result in urban sprawl. The existing southern boundary provides strong separation between Pyle and the Green Wedge. Whilst the Candidate Site has good boundaries, development of the Candidate Site parcel would lead to the introduction of development beyond the existing urban form into a more detached area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Once development has breached the existing strong boundary, there would likely be greater pressure for development within the wider Green Wedge.
How well contained is the parcel?	The parcel is partially contained, and the parcel has some appreciable relationship with the urban area. Development of the site would however lead to the introduction of development beyond the existing urban form into a more detached area and therefore 'jut out'' into the Green Wedge.

Development of the Candidate Site parcel would not result in a managed expansion of the urban area. While the site is in close proximity to development in Pyle, development of the site would 'jut out' into the Green Wedge.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site	There is a strong defensible boundary between the site and the existing urban area. The boundary comprises of existing residential developments, Pont George Road, a railway line and bridge, the Afon Cynffig watercourse, and a substation.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
– wall, river, main road etc (as opposed to garden boundaries)	This boundary plays a key role in terms of preventing development within the wider countryside. Whilst the Candidate Site parcel has good boundaries due to the trees, hedgerows and roads surrounding the proposed site, they would not play the same role. If the Candidate Site parcel were developed there would be greater pressure for additional development within this area of the Green Wedge which is currently prevented by the existing strong boundary (for example opposite the site as it would then round off the new settlement pattern). Development of the Candidate Site parcel would therefore lead to the loss of a strong defensive boundary and create greater pressure for countryside encroachment.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped. Less than 10% of the land area of the parcel is covered by built form/ urban features. The Candidate Site is formed of fields and trees. There is a Public Rights of Way which runs through the southern end of the site. The site is classified as Grade 2, Grade 3b, Grade 5, and non-agricultural ALC.

Whilst the Candidate Site parcel has good strong boundaries, development of the Candidate Site parcel would result in the loss of a strong defensive boundary. If the site were developed with the loss of this boundary there would be greater pressure for additional development and therefore countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not adjacent to any heritage features and therefore plays no role in conserving the historic character of the area. The Candidate Site parcel also plays no role in the setting of the urban area.

The Candidate Site parcel plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the Candidate Site parcel should not be released from the Green Wedge**. Whilst the Candidate Site parcel would not lead to the coalescence of the settlements of Pyle and Coed Hirwaun, it would not be a managed expansion of the urban area. The site is only connected on one side to development in Pyle and is separated by a strong defensible boundary. Development beyond this boundary

would result in development ‘jutting out’ into the countryside which would lead to further pressure for other development in this location and therefore further countryside encroachment.

RLDP/PT/2012: Old Park Farm



These parcels form part of the wider Candidate Site parcel RLDP/PT/2022: Land adjacent to Coed Hirwaun. This wider parcel has been considered to be suitable for release from the Green Wedge.

These parcels themselves would not be suitable for release from the Green Wedge on their own as they would lead to isolated development within the countryside.

RLDP/PT/2014: Old Park Farm – Site 2



Part of the Candidate Site parcel (RLDP/PT/UC025) has been assessed as being suitable for release from the Green Wedge.

Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Overall, the Candidate Site parcel has mixed boundaries. Northern boundary: The boundary to the north of the site is mixed. It is comprised of the A48, fence, stone walls, hedge, and residential development with a border of tall well-established trees. There is a high degree of intervisibility into the parcel.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Western boundary: The boundary to the west of the site is also mixed. At the northern end of the boundary, Water Street runs along the side of the site. There is hedgerow and a high degree of intervisibility into the parcel. At the southern point there are established hedgerows marking clearly defined field boundaries and residential development. Southern boundary: The boundary is strong due to a clearly defined area of well-established trees separating the site from the neighbouring field. Eastern boundary: The boundary is mixed. It is comprised of the A48, hedgerows, fence, and small woodland areas. In parts there is a high degree of intervisibility into the parcel.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Currently, the gap between Margam and Pyle is 5.4km which is a wide gap. Taking into consideration the Green Wedge Methodology, development of this site would reduce the gap with Pyle to 2.3km and the gap to Margam to 1.8km. The gap to Pyle would be reduced by 57% suggesting that the parcel plays a critical role in the settlement separation gap.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The gap to Margam would be reduced by 66% suggesting similarly that the parcel plays a critical role in the settlement separation. Between both settlements there are several areas of existing built form such as development around Longlands Recreation Ground and Crematorium. The M4 motorway also passes through the gap. There are topography changes and there are areas of well-established trees and woodland. Coed Hirwaun also lies to the east of the site. These all play a role in terms of the separation of the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	There is no urban development within the proposed site. The Candidate Site parcel adjoins the existing development at Eglwys Nunydd and Afan Landscapes. These are however not in the settlement limit. Within the wider Green Wedge, there is sporadic development. The A48, M4 and B4283 run through the Green Wedge.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography. Whilst there are views from certain vantage points, these characteristics somewhat limit the connection between the settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography. Whilst there are views from certain vantage points, these characteristics somewhat limit the connection between the settlements.

While the site is adjacent to Eglwys Nunydd it is not located within the settlement limit. The nearest settlements are therefore Margam and Pyle. (Coed Hirwaun is to the east of the site). Development of the Candidate Site parcel would not result in the coalescence of the settlements of Margam and Pyle.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There are currently sporadic pockets of development along the A48 and Water Street. Development of the site would be visible and would result in ribbon development along these roads.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The site is adjacent to existing residential development. However, this is not located within a settlement limit. Should a settlement limit be drawn around Eglwys Nunydd, it is not considered that the settlement limit would include this site as it is not well related to the existing development.
Well connected? Two or more boundaries with the built-up area.	The site is adjacent to existing residential development. However, this is not located within a settlement limit. Should a settlement limit be drawn around Eglwys Nunydd, it is not considered that this site should be included within

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	the settlement limit. The site would therefore not be well connected to the existing settlement limit.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The site is adjacent to existing residential development. However, this is not located within a settlement limit. Should Eglwys Nunydd be included within the settlement limit, it is not considered that this site should form part of the settlement limit. The site would therefore not round off the existing settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The site is adjacent to existing residential development. However, this is not located within a settlement limit. Should Eglwys Nunydd be included within the settlement limit, it is not considered that this site should form part of the settlement limit. The site would therefore not provide a good defensive barrier between the urban area and the Green Wedge.
How well contained is the parcel?	The site is adjacent to existing residential development. However, this is not located within a settlement limit. Should Eglwys Nunydd be included within the settlement limit, it is not considered that this site should form part of the settlement limit. The site would therefore not be well contained by existing development.

Development of the Candidate Site parcel would not result in a managed form of urban expansion as the Candidate Site parcel does not adjoin the existing urban

area. Should Eglwys Nunydd be included within the settlement limit, it is not considered that this site should form part of the settlement limit.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The Candidate Site parcel does not form part of a strong defensible boundary between the urban area and the Green Wedge as the site does not join the urban area. Whilst the site is adjacent to Eglwys Nunydd this is not within the settlement limit. Ahead of the Deposit Plan, consideration will be given to the addition of a settlement limit around the existing development at Eglwys Nunydd taking into consideration the Candidate Sites promoted for development. If a settlement boundary was proposed around Eglwys Nunydd, it is considered that the development of this parcel would not create a strong defensible boundary. This is because the area is characterised by large open fields.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation	The site is undeveloped. Less than 10% of the land area of the parcel is covered by built form / urban features. It is formed of fields, trees, and hedgerows. There is no Public Rights of Way running through the site. The site is classified as Grade 2, Grade 3b, and non-agricultural ALC.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
areas, public rights of way, woodland, and the grade of agricultural land.	

Whilst the site joins Eglwys Nunydd this is not within the urban area. Development of the Candidate Site parcel would therefore result in countryside encroachment as the site does not join the existing urban area. If a settlement boundary was proposed around Eglwys Nunydd, it is considered that the development of this parcel would not create a strong defensible boundary and therefore further countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other	The majority of the site is located within a Landscape of Historic Importance. The site is also located adjacent to a Mile Post, Listed Building and a Historic Park and Garden. There are however trees and woodlands which create a natural barrier shielding the historic features. In terms of the setting of the urban area, the site is not adjacent to an urban area and therefore plays no role in this function.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site therefore plays a limited role in terms of the setting of the historic environment and urban area.

The Candidate Site parcel plays a limited role in terms of the setting of the historic environment and urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

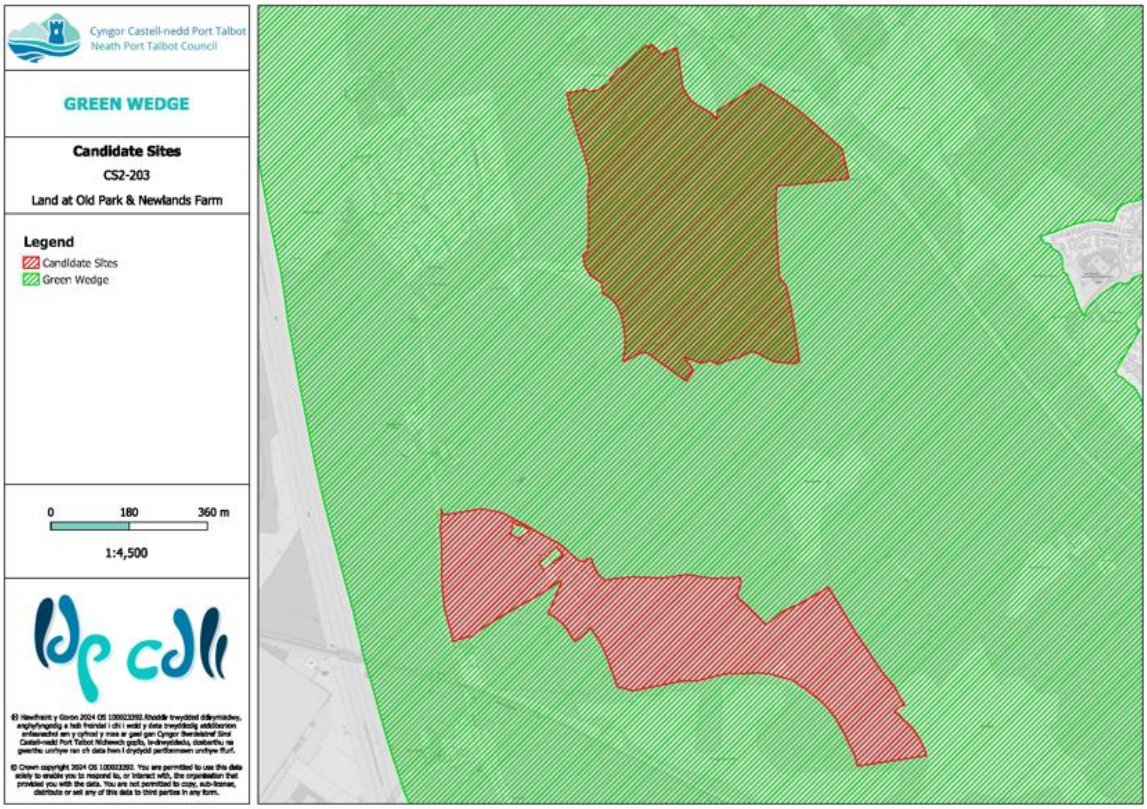
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
All sites will therefore be identified as playing no significance in relation to this characteristic.	

All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of the Green Wedge, **other than the area which has been identified separately as being suitable for release from the Green Wedge, the Candidate Site parcel is not considered to be suitable for release from the Green Wedge.** Whilst development of the Candidate Site parcel will not result in the merging of settlements, development of the Candidate Site parcel is not considered to be a managed urban expansion and instead would result in further countryside encroachment and urban sprawl.

RLDP/PT/2013: Old Park farm and Newlands Farm



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site parcel has relatively weak boundaries. *Northern parcel* Eastern boundary: The boundary to the east of the parcel is mixed. It is comprised in parts of A48, well established hedgerows, residential dwelling, well-established trees, and a single lane farm track. There is intervisibility between the parcel and the wider area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Southern boundary: The boundary is formed of a track, hedgerow, and an area of dense trees. separating the site from the neighbouring fields. Northern boundary: The boundary is mixed and comprised of residential dwelling/ farm buildings, wooden fence, track and low-lying hedge. There is a dense belt of trees to the north west of the site. *Southern parcel* Northern boundary: The boundary in the north is comprised of a single lane farm track and hedgerows. There is a high degree of intervisibility into the parcel. Western boundary: The boundary to the west is comprised of Water Street and hedgerows. There is a high degree of intervisibility into the parcel. Southern boundary: The boundary to the south of the site is comprised of well-established hedgerows, trees and Caegarw Solar Farm. Eastern boundary: The boundary is defined by established hedgerow, woodland and a track.
Physical connection of settlements:	Development of the Candidate Site parcel would not lead to the coalescence of the settlements of Margam and Pyle. Taking into consideration the Green Wedge Methodology:

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Would development of the area / site lead to the physical connection of two or more settlements?	Currently there is a wide gap of 5.2km between Margam and Pyle. For the northern parcel, development would reduce the gap with Margam by 50% to 2.6km and the gap with Pyle by 65.3% to 1.8km. The Methodology would suggest that the parcel plays a critical role in the separation of the settlements. For the southern parcel, the development of the southern parcel would reduce the gap with Margam by 34.6% to 3.4km and reduce the gap with Pyle by 80.7% to 1km. wide gap with Margam. This would lead to a closure of 34.6%. The Methodology would suggest that the parcel plays a critical role in the separation of the settlements. Between both settlements there are several areas of existing built form such as development around Longlands Recreation Ground and Crematorium. The M4 motorway also passes through the gap. There are topography changes and there are areas of well-established trees and woodland. Coed Hirwaun also lies to the east of the site. These all play a role in terms of the separation of the settlements.
Existing development: What development currently exists in the	The Candidate Site parcel is undeveloped and does not join an existing development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	Within the Green Wedge there are developments at Eglwys Nunydd and Coed Hirwaun. There is also other sporadic development. The A48, M4 and B4283 run through the Green Wedge.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography. Whilst there are views from certain vantage points, these characteristics somewhat limit the connection between the settlements.

Development of the Candidate Site parcel would not result in the coalescence of the settlements of Margam and Pyle.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There are currently sporadic pockets of development along the A48 and Water Street. Development of the Candidate Site parcels would result in additional pockets.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The Candidate Site parcel does not join the existing urban area or any built form. Development of the Candidate Site parcel would result in an isolated form of development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Well connected? Two or more boundaries with the built-up area.	The Candidate Site parcel does not join the existing urban area or any built form. Development of the Candidate Site parcel would result in an isolated form of development.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The Candidate Site parcel does not join the existing urban area or any built form. Development of the Candidate Site parcel would result in an isolated form of development.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Candidate Site parcel does not join the existing urban area or any built form. Development of the Candidate Site parcel would result in an isolated form of development. Development would therefore result in urban sprawl.
How well contained is the parcel?	The Candidate Site parcel does not join the existing urban area or any built form. It is therefore not well contained. Development of the Candidate Site parcel would result in an isolated form of development.

Development of the Candidate Site parcel would not lead to a managed expansion of the urban area. Development of the Candidate Site would lead to an isolated form of development within the Green Wedge.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	There is no defensible boundary between the site and existing urban development because the site is not adjacent to the existing urban area. Development of the Candidate Site parcel would therefore not lead to the creation of a strong defensible boundary between the parcel and the urban area.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	Both parcels are Undeveloped. Less than 10% of the land area of the parcel is covered by built form/ urban features. The parcel is formed of trees, hedgerows, and fields. There is a Public Right of Way to the northwest of the site. The site is identified as Grade 2, Grade 3b and urban ALC.

The Candidate Site parcel does not join the urban area. Development of the Candidate Site parcel would therefore lead to countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The majority of the site is located within a Landscape of Historic Importance. The site is also located near a Mile Post, and a Historic Park and Garden. The Northern parcel plays somewhat of a role in maintaining the historic character. However, there are trees and woodlands which create a natural barrier shielding the historic features. The Southern parcel plays less of a role given the distance from the historic features and the intervening areas of trees and woodland. The parcels are not adjacent to the urban area and therefore play no role in the setting of the adjacent urban area.

The Candidate Site parcel therefore plays a limited role in maintaining the historic character of the area but no role in terms of the setting of an adjacent urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

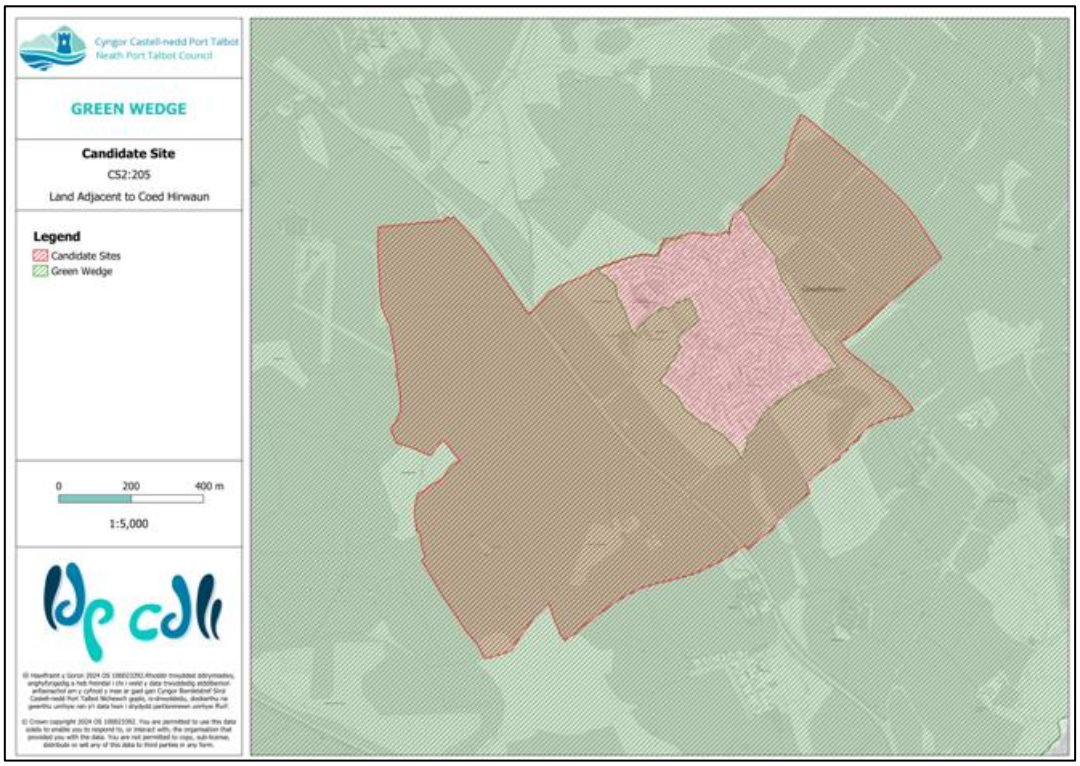
All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Taking into consideration the principles of Green Wedge, **the Candidate Site parcel is not considered to be suitable for release from the Green Wedge.**

Whilst development of the Candidate Site parcel would not result in settlement coalescence, development of the Candidate Site parcel would not result in a managed form of urban expansion. The Candidate Site parcel is not adjacent to the

urban area or any existing built form that could be incorporated into a settlement limit as part of work ahead of the Deposit Plan. Development of the Candidate Site parcel would result in isolated development within the Green Wedge.

RLDP/PT/2015: Land Adjacent to Coed Hirwaun



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site boundaries are good. The northern boundary is formed of belts of trees, woodland and hedgerow. The eastern parcel is comprised of belts of dense trees and hedgerow. Western boundary: The boundary to the west is formed of small woodland and established hedgerows.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Southern boundary: The southern boundary is formed of woodlands and established hedgerows.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development would not lead to the coalescence of the settlements. Currently, there is a 5.2km gap between Margam and Pyle. The development of this site will reduce the gap with Margam by 42.3% to 3km which would be considered a wide gap. In accordance with the Council's Green Wedge Methodology, the gap is currently wide and would remain wide, but the parcel would play a critical role in settlement separation. On the ground, there is a perception of separation due to the intervening fields and built form (albeit within the Green Wedge). Given the existing development in Coed Hirwaun there is already a narrower gap than the 5.2km. On the ground, there is a perception of separation because trees prevent the visibility of settlements.
Existing development: What development currently exists in the area of Green Wedge,	The A48 runs through the site and connects Pyle to development in Margam The Candidate Site parcel includes the existing settlement of Coed Hirwaun.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	Within the wider area, there are some sporadic farm buildings, sparse residential housing, solar farm, and gypsy and traveller accommodation. Eglwys Nunydd is also within relatively close proximity.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The site is predominantly flat. Therefore, the topography does not prevent the coalescence between settlements. Whilst this area of the Green Wedge is open, between Pyle and Coed Hirwaun there are topographical differences and areas of dense trees which play a role in preventing the coalescence of the settlements. Whilst development would be visible in the wider landscape, it would not have an impact upon the physical separation of the settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	As above, whilst this area of the Green Wedge is open, between Pyle and Coed Hirwaun there are topographical differences and areas of dense trees which play a role in preventing the coalescence of the settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Whilst development would be visible in the wider landscape, it would not have an impact upon the physical separation of the settlements.

Development of the Candidate Site parcel would not result in the coalescence of the settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is no ribbon development along the A48 . The Candidate Site presents an opportunity to comprehensively sensibly expand the existing settlement. In order to do this and ensure a managed expansion of the urban area, the site would need to be purposefully designed to ensure development fronting the A48 on both sides. This would help to create a sense of one settlement rather than two stand alone isolated settlements in the Green Wedge.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	No. The Candidate Site parcel includes the existing settlement of Coed Hirwaun.
Well connected? Two or more boundaries with the built-up area.	The Candidate Site parcel is well connected to the existing settlement as it includes the existing settlement.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the Candidate Site parcel presents the opportunity to comprehensively sensibly expand the existing settlement. Whilst development would not in a typical sense 'round off' the settlement pattern, it would not 'jut out' into the countryside. Instead the existing development would be brought towards the A48 and mirrored on the other side of the road. The woodland areas, hedgerows and trees would provide good barriers and contain the site.
Provide a good existing barrier:	Development of the Candidate Site parcel presents the opportunity to comprehensively sensibly expand the

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	existing settlement. Development of the Candidate Site parcel would provide good barriers to prevent urban sprawl.
How well contained is the parcel?	The Candidate Site parcel wraps around the existing development and includes good barriers to prevent urban sprawl.

Development of the Candidate Site parcel presents the opportunity to comprehensively sensibly expand the existing settlement. Whilst development would not in a typical sense ‘round off’ the settlement pattern, it would not ‘jut out’ into the countryside. Instead the existing development would be brought towards the A48 and mirrored on the other side of the road. The woodland areas, hedgerows and trees would provide good barriers and contain the site. Development of the Candidate Site parcel would therefore be a managed expansion of the urban area

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The existing settlement has strong boundaries to prevent urban expansion, and the Candidate Site provides strong boundaries to prevent urban expansion.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Candidate Site parcel is undeveloped and is formed of fields. The Candidate Site parcel joins the existing development at Coed Hirwaun. There is a Public Rights of Way running through the northeastern end of the site. The site is classified as Grade 2, Grade 3b, Grade 5, non-agricultural and urban ALC.

The development of the Candidate Site parcel would not impact upon countryside encroachment. The existing settlement has strong boundaries to assist in the safeguarding of the countryside from encroachment and the Candidate Site provides

also provides strong boundaries to assist in the safeguarding of the wider countryside from encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is adjacent to a listed Milepost. However, the parcel plays a limited role in terms of maintaining the historic character. This is because of the feature is small and does not dominate the landscape. The site is also near Margam Park. However, the parcel plays a limited role in maintaining the historic character because the site and the park are separated by a woodland area which prevents it from being viable. The northern parcel of the Candidate Site plays a role in helping to protect the setting of Margam Park and Margam Mountain Landscape of Historic Interest. With the existing trees and woodland areas, it is considered that these landscape settings would not be fundamentally altered by development of the parcel.

The northern parcel of the Candidate Site plays a role in helping to protect the setting of Margam Park and Margam Mountain Landscape of Historic Interest. With the existing trees and woodland areas, it is considered that these landscape settings would not be fundamentally altered by development of the parcel.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

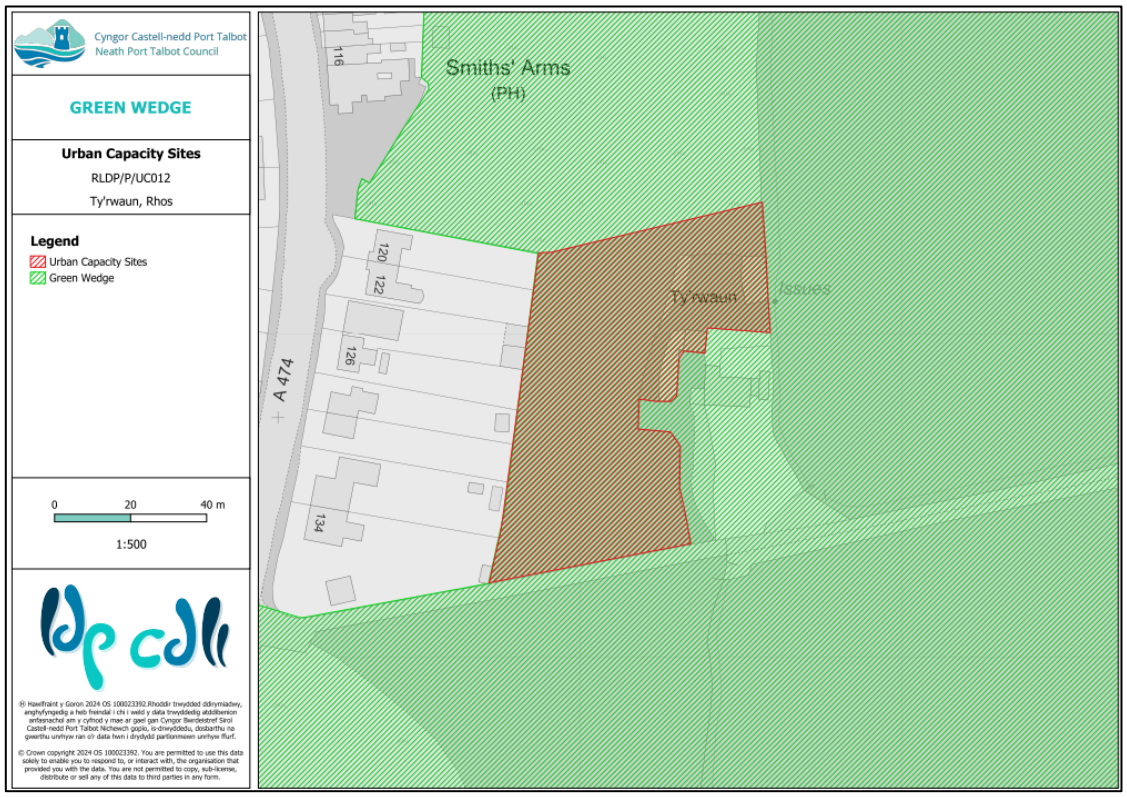
All Candidate Site parcels have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

The Candidate Site parcel is considered to be suitable for release from the Green Wedge. Development of the site would not result in the coalescence of two or more settlements and is considered to be a managed expansion of the urban area.

Appendix 3: 2023 Urban Capacity Sites

3.1. Alltwen/ Rhos/ Bryncoch/ Neath Abbey/ Leiros Park Green Wedge

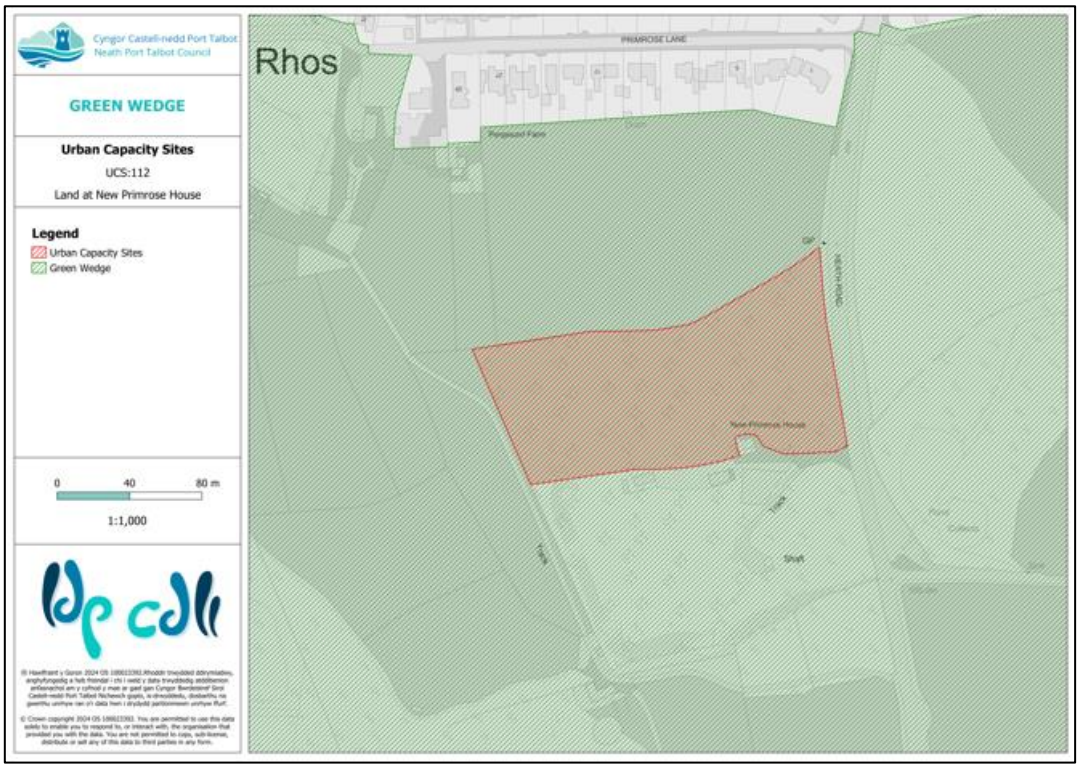
RLDP/P/UC012: Tyrwaun, Rhos



The Green Wedge in this location has been assessed as part of the wider Candidate Site, Land East of Rhos (RLDP/P/0027 and RLDP/P/0030) and this site has been deemed suitable for released. Given this, this site would also need to be released to create a defensible boundary.

The Urban Capacity Site is therefore considered to be suitable for release from the Green Wedge.

RLDP/P/UC013: Land at New Primrose House, Rhos



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Urban Capacity Site is comprised of a dense belt of trees. The boundaries of the parcel are therefore very strong and well defined. To the south and west of the site there is a track. To the south of the site there is a farmhouse. To the east of the site there is Neath Road (A474). To the north of the site there is a field.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location seeks to prevent the coalescence of Bryncoch and Rhos. Currently, there is a wide gap of 2.2km gap between Bryncoch and Rhos. The Urban Capacity Site does not join the settlement of either Bryncoch or Rhos. Instead, it is located approximately 70m to the south of Rhos, separated by a field. Development of the Urban Capacity Site would result in an isolated form of development between the settlements. If the site, and the intervening parcel of land, were developed, development of the site would leave a 2km gap between the site and Bryncoch. According to the Green Wedge Methodology, this would still be a wide gap and development of the parcel would reduce the closure by 9%. The parcel therefore plays a limited role in maintaining the gap between settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages	There is no urban development within the proposed site. The Urban Capacity Site does not join the existing urban area. Within the wider Green Wedge there is built form between Rhos and Bryncoch, this includes residenital development at Fforestgoch, caravan site and public house.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The site slopes from north to south as part of the wider fall between Rhos and Bryncoch. Therefore, the topography does not play a role in preventing the coalescence of settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The openness of the Green Wedge is not a defining characteristic of the Green Wedge in this location.

Development of the Urban Capacity Site would not lead to the coalescence of the settlements of Bryncoch and Rhos.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is existing ribbon development between the settlements of Rhos and Bryncoch along the A474. Development of the site would lead to additional development along the A474.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The Urban Capacity Site does not join the urban area. Development of the Urban Capacity Site would lead to an isolated form of development.
Well connected? Two or more boundaries with the built-up area.	The Urban Capacity Site does not join the urban area. It is therefore not well connected to the urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The site is not connected to the urban area. Development of the Urban Capacity Site would therefore not round off the settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	If the Urban Capacity Site was developed without the parcel joining the existing urban area, then development of the Urban Capacity Site would result in an isolated form of development within the Green Wedge. The Urban Capacity Site has strong boundaries. If the Urban Capacity Site were developed with the adjoining parcel, the Urban Capacity Site would provide a strong boundary.
How well contained is the parcel?	This Urban Capacity Site is not connected to the urban area. The Candidate Site is therefore not well contained by the existing urban area.

Development of the Urban Capacity Site would not lead to a managed expansion of the urban area as the Urban Capacity Site does not join the existing urban area.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	If the Urban Capacity Site was developed without the parcel joining the existing urban area, then development of the Urban Capacity Site would result in an isolated form of development within the Green Wedge and therefore the removal of a defensive boundary. The Urban Capacity Site has strong boundaries. If the Urban Capacity Site were developed with the adjoining parcel, the Urban Capacity Site would provide a strong boundary and development of the site would not result in the loss of a strong defensive boundary.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped and is formed of trees. There is a Public Right of Way passing diagonally through the site. The site is classified as Grade 3b, Grade 5 and non-agricultural ALC.

Development of the Urban Capacity Site would lead to countryside encroachment as the site is not adjacent to existing urban area. Therefore, it will create an isolated form of development between Rhos and Bryncoch.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not adjacent to a heritage feature. The Urban Capacity Site does not form part of the setting of the existing urban area. The Urban Capacity Site therefore plays no role in conserving the historic character or the setting of the urban area.

The Urban Capacity Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered to be suitable for release from the Green Wedge.** Whilst development of the Candidate Site parcel would not lead to the coalescence of the settlements of Rhos and Bryncoch, it is not considered that the development of the site would be a managed expansion of the urban area.

The site is not adjacent to the existing urban development and would therefore lead to isolated development. Therefore, the parcel should not be released from the Green Wedge.

RLDP/P/UC011: Land on the south side of 1 Primrose Lane, Rhos



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Urban Capacity Site has relatively good eastern, western and southern boundaries. The northern boundary is weaker. Northern boundary: The boundary to the north of the site is comprised of existing residential development. There is a degree of intervisibility between the parcel and Eastern boundary: The boundary to the east of the site is formed of hedgerows, trees, and Neath Road (A474).

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Western boundary: The western boundary is comprised of a farm track and built form. Southern boundary: The southern boundary is formed of a dense tree belt, a farm house, and track.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location seeks to prevent the coalescence of the settlements of Bryncoch and Rhos. Currently, there is a wide 2.1km gap between Rhos and Bryncoch. Development of this site would reduce the gap by 9.5% to 1.9km. According to the Candidate Sites Assessment Methodology, the gap would be narrow, but the parcel would play a limited role in maintaining the separation between settlements. On the ground, development of the Urban Capacity Site would not impact upon the physical separation of Bryncoch and Rhos.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	The Urban Capacity Site joins the urban area. There is no urban development within the Urban Capacity Site. Within the wider Green Wedge there is sporadic development. This includes housing at Fforestgoch, mobile home park and public house.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	Neath Road connects Rhos to Bryncoch. This is a direct road link. There are residential properties along this road.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The site slopes from north to south as part of the wider fall between Rhos and Bryncoch. Therefore, the topography does not play a role in preventing the coalescence of settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The openness of the Green Wedge is not a defining characteristic of the Green Wedge in this location.

Development of the Urban Capacity Site would not lead to the coalescence of the settlements of Rhos and Bryncoch.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is existing ribbon development between the settlements of Rhos and Bryncoch along the A474. Development of the site would lead to additional development along the A474. It would however be well screened and would be an extension of the existing settlement with a defined boundary to the remainder of the countryside.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The site is not an isolated development because the northern boundary is adjacent to an existing urban development.
Well connected? Two or more boundaries with the built-up area.	The northern boundary of the Urban Capacity Site joins the urban area and there is visibility between the existing urban area and the Urban Capacity Site.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	The Urban Capacity Site is well contained by the strong boundaries. Development would also be contained by a strong southern boundary to the site. Development of the site would therefore not lead to further urban sprawl.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Whilst the Urban Capacity Site only joins the Candidate Site boundary on one boundary, development of the Urban Capacity Site would be well contained and would therefore not jut out into the countryside.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The northern boundary of the Urban Capacity Site is weaker. It is formed of existing residential development and there is visibility between the urban area and the parcel. The southern boundary of the Urban Capacity Site is however strong which would prevent urban sprawl into the rest of the countryside.
How well contained is the parcel?	The northern boundary of the Urban Capacity Site joins the existing urban area. The Urban Capacity Site is therefore partially contained. The Urban Capacity Site is however well contained by the existing boundaries including a strong defensive southern boundary.

Development of the Urban Capacity Site would lead to a controlled expansion of the urban area. The Urban Capacity Site joins the urban area, is well contained by the urban area, and would lead to the creation of a strong defensive boundary with the remainder of the Green Wedge.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The northern boundary of the Urban Capacity Site is weaker, comprised of existing residential development. There is intervisibility into the parcel. The southern boundary of the Urban Capacity Site is formed of a strong defensive belt of trees. Development of the Urban Capacity Site would therefore lead to the creation of a strong defensive boundary.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped and is formed of trees and fields. There is a Public Rights of Way passing through the southern part of the site. There are also a number of public footpaths within the wider area. The site is classified as Grade 3b, Grade 5, non-agricultural and urban ALC.

Development of the Urban Capacity Site would lead to the creation of a strong defensive boundary which would prevent further countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not adjacent to a heritage feature and does not provide part of the setting to the existing urban area. The Urban Capacity Site therefore plays no role in conserving the historic character or setting of the urban area.

The Urban Capacity Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the site should be released from the Green Wedge.**

Development of the Urban Capacity Site would not lead to the coalescence of the settlements of Rhos and Bryncoch and would be a managed expansion of the urban

area. The Urban Capacity Site joins the urban area, is well contained, and would lead to the creation of a strong defensive boundary.

RLDP/N/UC005: Ty Canol Farm - Site 1



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Urban Capacity Site has relatively good boundaries. The Urban Capacity Site joins the urban area on the northern, eastern, and southern boundaries. Northern boundary: The northern boundary is formed of The Drive Road, hedgerows, Abbey Primary School, The Drive Play Ground, and existing residential dwellings.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Southern boundary: The boundary to the south of the site is formed of residential housing, farm buildings, a railway line, trees, and hedgerows. Eastern boundary: The eastern boundary is formed of residential dwellings. Western boundary: The boundary to the west of the site is comprised of a single-track lane, well-established trees, a house, and a fence across the field. To the west of the site there is a very strong well-established belt of trees separating Neath Abbey and Longford.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The northern, eastern, and southern boundaries of the Urban Capacity Site join the existing urban area. Development of the Urban Capacity Site will infill the gap and not lead to any further jutting out into the gap between Longford and Neath Abbey. There is approximately a 0.2km gap between the settlements in this location and this will remain unchanged. On the ground, there is a perception of separation between Longford and Neath Abbey because there is a dense belt of trees between the settlements.
Existing development:	The Urban Capacity Site joins the settlement limit on the eastern, northern, and southern boundaries.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The parcel is largely undeveloped. Built form is limited to the farm house and buildings and an area used for caravaning. There are no main roads within this area of the Green Wedge.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	There is a hill between Longford and Neath Abbey which plays a role in the separation of the settlements. This site lies on the other side of the hill to Longford. The site forms part of the slope downwards towards Neath Abbey.
Openness: How open is the area? This may be influenced by topography, built	There is a dense belt of trees separating the settlements of Neath Abbey and Longford. The openness of the Green Wedge does not therefore play a key role in settlement separation.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
development, trees and hedgerows.	

Development of the Urban Capacity Site would not lead to the coalescence of the settlements of Neath Abbey and Longford.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	The Urban Capacity Site does not join a main road. Development of the Urban Capacity Site would therefore not lead to ribbon development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	No, it would not lead to isolated development because the eastern, southern, and northern site boundaries are adjacent to existing development. Development instead would round off the existing settlement.
Well connected? Two or more boundaries with the built-up area.	The site is well connected due to the fact three of the sites' boundaries are adjacent to existing urban development.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The development would help 'round off' the settlement pattern because three of the sites' boundaries are adjacent to existing development.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost	No. The Urban Capacity Site joins the settlement on the northern, eastern, and southern boundaries.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
would result in urban sprawl.	Whilst the western boundary is mixed, there is a very dense tree belt to the west of the site which would prevent any further development between Neath Abbey and Longford.
How well contained is the parcel?	The parcel is well contained. The parcel is adjacent to the existing urban area on the northern, eastern, and southern boundaries. As a result the parcel feels enclosed by and well related to the existing urban area.

Development of the Urban Capacity Site would lead to a controlled expansion of the urban area.

The Urban Capacity Site joins the urban area on the northern, eastern, and southern boundaries and would round off the existing settlement pattern. The western boundary is strong, and development would be well-contained.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road	Whilst the western boundary is mixed, there is a very dense tree belt to the west of the site which would prevent any further development between Neath Abbey and Longford. Development of the Urban Capacity Site would therefore result in a strong western boundary between Neath Abbey and Longford.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
etc (as opposed to garden boundaries)	
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Urban Capacity Site is largely undeveloped. Built form is limited to the farm and associated buildings. Part of the site is also used for caravaning. There are no Public Rights of Way within the site. There are two Public Rights of Way running along the northern boundary and part of the western boundary. The is classified as Grade 3a, Grade 3b, Grade 4, Grade 5, and urban ALC.

Development of the Urban Capacity Site would not lead to wider countryside encroachment. Development of the Urban Capacity Site would round off the existing settlement and create a strong western boundary.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific	The Urban Capacity Site plays no role in conserving the historic character or setting of the urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	

The Urban Capacity Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the site should be release from the Green Wedge.**

Development of the Urban Capacity Site would not result in the coalescence of settlements and would be a managed expansion of the urban area. The Urban Capacity Site joins the urban area on the eastern, northern, and southern boundaries and has a strong western boundary. Development would round off the existing settlement and would be well contained. Development would not lead to wider countryside encroachment.

RLDP/N/UC006: Ty Canol Farm – Site 2



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Urban Capacity Site has relatively good boundaries. The Urban Capacity Site joins the urban area on the northern, eastern, and southern boundaries. Northern boundary: The northern boundary is formed of The Drive Road, hedgerows, Abbey Primary School, The Drive Play Ground, and existing residential dwellings.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Southern boundary: The boundary to the south of the site is formed of residential housing, farm buildings, a railway line, trees, and hedgerows. Eastern boundary: The eastern boundary is formed of residential dwellings. Western boundary: The boundary to the west of the site is comprised of a single-track lane, well-established trees, a house, and a fence across the field. To the west of the site there is a very strong well-established belt of trees separating Neath Abbey and Longford.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The northern, eastern, and southern boundaries of the Urban Capacity Site join the existing urban area. Development of the Urban Capacity Site will infill the gap and not lead to any further jutting out into the gap between Longford and Neath Abbey. There is approximately a 0.2km gap between the settlements in this location and this will remain unchanged. On the ground, there is a perception of separation between Longford and Neath Abbey because there is a dense belt of trees between the settlements.
Existing development:	The Urban Capacity Site joins the settlement limit on the eastern, northern, and southern boundaries.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The parcel is largely undeveloped. Built form is limited to the farm house and buildings and an area used for caravaning. There are no main roads within this area of the Green Wedge.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	There is a hill between Longford and Neath Abbey which plays a role in the separation of the settlements. This site lies on the other side of the hill to Longford. The site forms part of the slope downwards towards Neath Abbey.
Openness: How open is the area? This may be influenced by topography, built	There is a dense belt of trees separating the settlements of Neath Abbey and Longford. The openness of the Green Wedge does not therefore play a key role in settlement separation.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
development, trees and hedgerows.	

Development of the Urban Capacity Site would not lead to the coalescence of the settlements of Neath Abbey and Longford.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	The Urban Capacity Site does not join a main road. Development of the Urban Capacity Site would therefore not lead to ribbon development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	No, it would not lead to isolated development because the eastern, southern, and northern site boundaries are adjacent to existing development. Development instead would round off the existing settlement.
Well connected? Two or more boundaries with the built-up area.	The site is well connected due to the fact three of the sites' boundaries are adjacent to existing urban development.
Round off the settlement pattern? Would development ‘round off’ the settlement pattern?	The development would help ‘round off’ the settlement pattern because three of the sites' boundaries are adjacent to existing development.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost	No. The Urban Capacity Site joins the settlement on the northern, eastern, and southern boundaries.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
would result in urban sprawl.	Whilst the western boundary is mixed, there is a very dense tree belt to the west of the site which would prevent any further development between Neath Abbey and Longford.
How well contained is the parcel?	The parcel is well contained. The parcel is adjacent to the existing urban area on the northern, eastern, and southern boundaries. As a result the parcel feels enclosed by and well related to the existing urban area.

Development of the Urban Capacity Site would lead to a controlled expansion of the urban area.

The Urban Capacity Site joins the urban area on the northern, eastern, and southern boundaries and would round off the existing settlement pattern. The western boundary is strong, and development would be well-contained.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site	Whilst the western boundary is mixed, there is a very dense tree belt to the west of the site which would prevent any further development between Neath Abbey and Longford. Development of the Urban Capacity Site would therefore

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
– wall, river, main road etc (as opposed to garden boundaries)	result in a strong western boundary between Neath Abbey and Longford.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Urban Capacity Site is largely undeveloped. Built form is limited to the farm and associated buildings. Part of the site is also used for caravaning. There are no Public Rights of Way within the site. There are two Public Rights of Way running along the northern boundary and part of the western boundary. The is classified as Grade 3a, Grade 3b, Grade 4, Grade 5, and urban ALC.

Development of the Urban Capacity Site would not lead to wider countryside encroachment. Development of the Urban Capacity Site would round off the existing settlement and create a strong western boundary.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The Urban Capacity Site plays no role in conserving the historic character or setting of the urban area.

The Urban Capacity Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

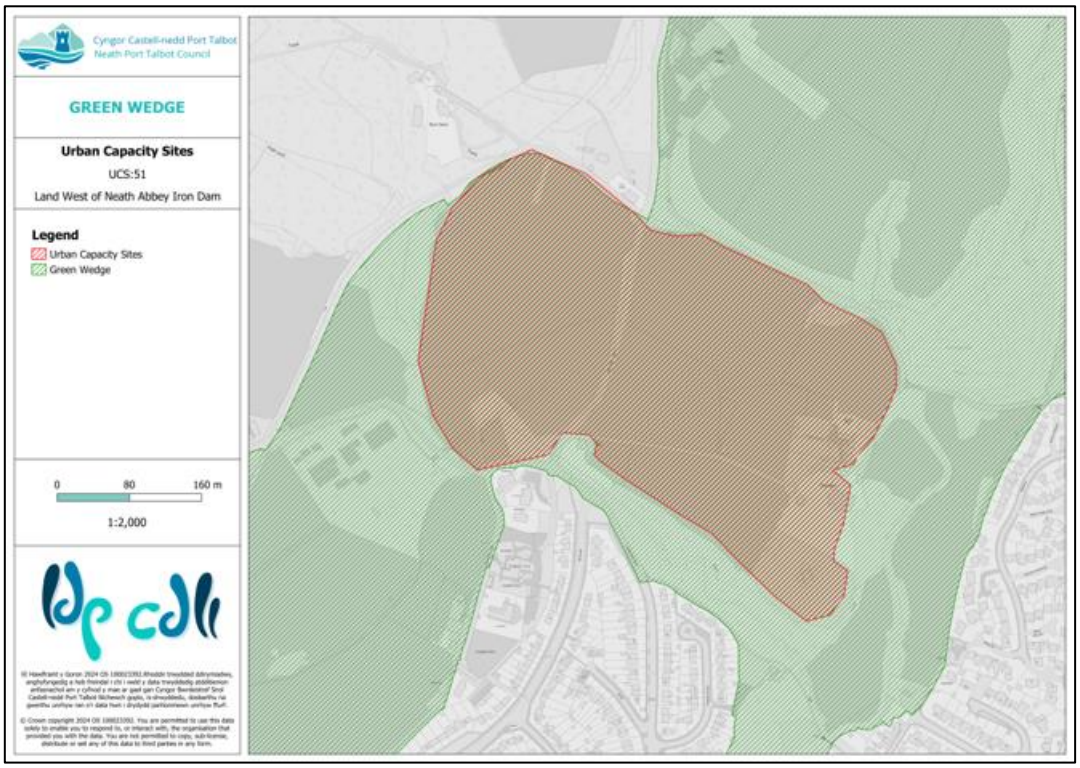
All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the site should be release from the Green Wedge.**

Development of the Urban Capacity Site would not result in the coalescence of settlements and would be a managed expansion of the urban area. The Urban Capacity Site joins the urban area on the eastern, northern, and southern boundaries

and has a strong western boundary. Development would round off the existing settlement and would be well contained. Development would not lead to wider countryside encroachment.

RLDP/N/UC021: Land West of Neath Abbey Iron Dam



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Urban Capacity Site has good strong boundaries. Northern boundary: The boundary to the north of the site is strong due to a well-established tree line. There is also a bridleway. Western boundary: The boundary to the west of the site is strong due to a well-established tree line.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Southern boundary: The boundary to the south of the site is strong due to a well-established tree line, Longford Lane, and a private lane lined with hedgerows. Travelling from Dyffryn, turn in the road and this very dense tree belt forms a very strong boundary to the existing area. Due to this, the fields comprising this Urban Capacity Site feel quite detached from the existing urban area. This southern boundary is therefore very strong. Eastern boundary: The boundary to the east is strong due to a well-established tree line and lane.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location seeks to separate the settlements of Dyffryn and Bryncoch. Currently there is a gap in this location of approximately 0.5km. Further south however the gap is much narrower, approximately 0.1km. In accordance with the Green Wedge Methodology both of these are an essential gap. Development of the Urban Capacity Site would reduce the gap in this location to approximately 0.1km which is the same as lower down. Development of the Urban Capacity Site would therefore not impact upon the settlement gap. In terms of perception on the ground, there is a very strong tree belt between Bryncoch and Dyffryn which forms a key role in the separation of the settlements. Development of

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	the Urban Capacity Site would not impact upon the separation of the settlements. The Urban Capacity Site therefore plays a more limited role in terms of settlement separation.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The Urban Capacity Site is separated from the existing development in Dyffryn by a strong well-defined dense tree line boundary. The Urban Capacity Site is also separated from Bryncoch by a dense well-established tree boundary. The Urban Capacity Site is largely undeveloped with existing built form being limited to Glynfelin Farm and Glynfelin House. The Green Wedge in this location is very rural with a few sporadic developments along Longford Road. The Urban Capacity Site feels quite detached from the existing urban area.
Topography: Does the topography of the area serve a purpose in the avoidance of	Topography does not play a key role in terms of the coalescence of settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
coalescence between settlements?	
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The Urban Capacity Site is quite open along Longford Road. When travelling from Dyffryn once passed the strong southern boundary, this is a defining characteristic change to the existing settlement of Dyffryn. The dense belt of trees between Dyffryn and Bryncoch plays a key role in terms of separation of the settlements.

Development of the Urban Capacity Site would not lead to the coalescence of the settlements of Dyffryn and Bryncoch.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily	Development of the Urban Capacity Site would lead to ribbon development along Longford Road where development is currently sporadic.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
along roads. Does the area of green wedge contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The site is in close proximity to existing development in Dyffryn. Despite this, given the strong southern boundary and the characteristic change beyond this boundary development of the Urban Capacity Site would create a more isolated form of development. This is exacerbated by the strong northern, eastern, and western boundaries to the site.
Well connected? Two or more boundaries with the built-up area.	As noted above, whilst the site is in close proximity to Dyffryn it is not well connected to the existing urban area.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the Urban Capacity Site would not lead to the rounding off of the settlement as it is not well connected to the existing settlement. Instead, development would 'jut out' into the wider countryside.
Provide a good existing barrier:	Whilst the Urban Capacity Site has good strong boundaries, development of the Urban Capacity Site would

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	result in the loss of the existing very strong southern boundary which marks a characteristic change in the area. Development beyond this boundary would be more isolated.
How well contained is the parcel?	The parcel is not well contained. Whilst the southern boundary of the Urban Capacity Site joins the existing settlement, due to the strength of the existing southern boundary it is largely detached from the urban area. Given the strength of the boundaries, the parcel is therefore largely detached from – and poorly related to – the existing urban concentration.

Development of the Urban Capacity Site would not lead to a managed expansion of the urban area. The Urban Capacity Site is not well connected to the urban area, development would not round off the settlement pattern and instead ‘jut out’ into the countryside.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Yes, there is a strong defensible boundary between the site and existing urban development. However, only a very small area of the site is adjacent to existing urban development. Development of the site would lead to the creation of a strong boundary due to the trees and roads which surround site.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is Undeveloped. Less than 10% of the land area of the parcel is covered by built form/ urban features. The parcel is formed of fields, trees, hedgerows and two roads. There are no Public Rights of Way within the site. There is a Public Rights of Way running along the northern boundary of the site and to the south of the site. The site is classified as Grade 3a, Grade 3b, Grade 5 and non-agricultural and urban ALC.

Whilst the Urban Capacity Site has good strong boundaries and would create a strong defensible barrier, development of the parcel would extend the settlement

limit beyond the existing very well-defined settlement limit giving rise to a perception of countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is adjacent to three historical features. This includes Glynfelin Lodge and Swiss Cottage which are buildings of local importance and Neath Abbey Ironworks Dam which is a Scheduled Ancient Monument. The site plays a limited role in conserving the historic character of the dam because a row of well-established trees creates a natural barrier between the feature and the site. It also plays a limited role in maintaining the buildings of local importance because there are roads and trees which separates the historic features from the proposed development. The Urban Capacity Site therefore plays a limited role in protecting the setting of the historic environment. In terms of the setting of the urban area, given the strong belts of trees, the parcel plays a no role in the setting of these areas.

The Urban Capacity Site plays a limited role in conserving the historic character and no role in conserving the setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

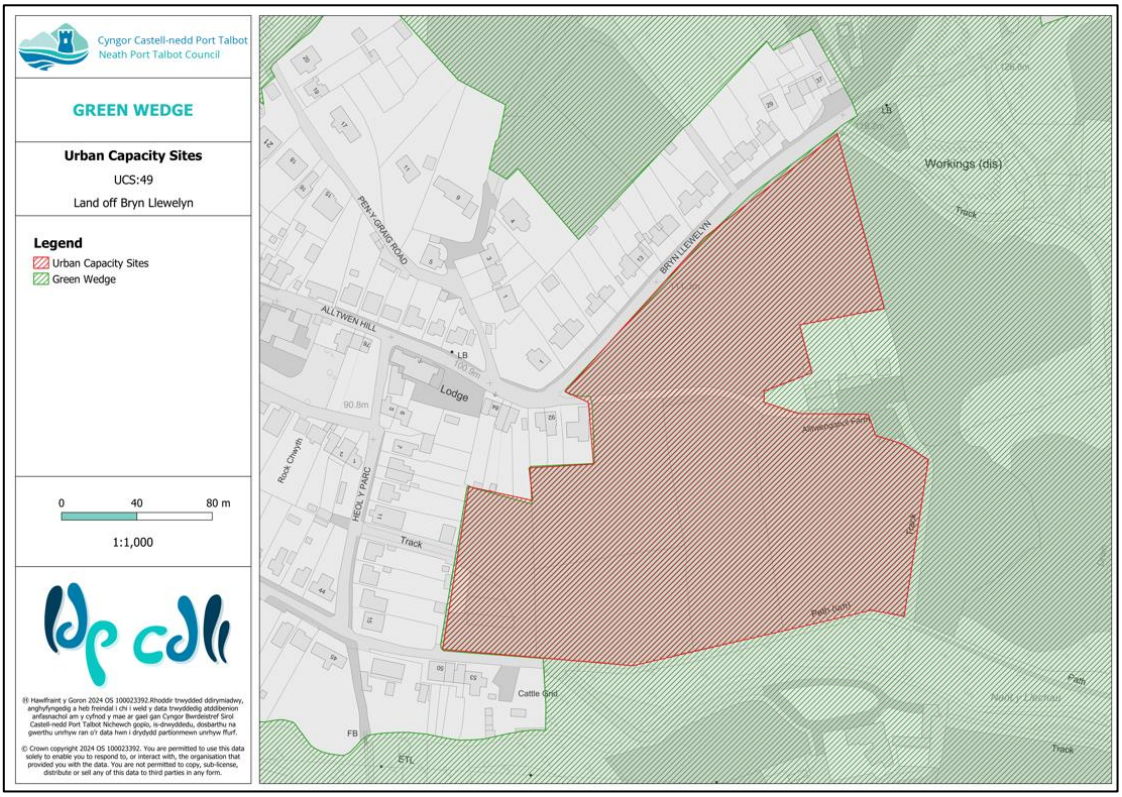
All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the site should not be released from the Green Wedge.**

Whilst development of the Urban Capacity Site would not lead to the coalescence of the settlements of Dyffryn and Bryncoch, it is considered that the development of the parcels would not be a managed expansion of the urban area. The Urban Capacity

Sites are quite detached from the existing urban area and instead form part of the wider countryside, rather than the existing settlement. This is due to the strong existing well-defined boundary between the settlements and these fields. Development of the Urban Capacity Site would therefore lead to development ‘jutting out’ into the wider countryside rather than being a managed expansion.

RLDP/P/UC001: Land off Bryn Llewelyn



Part of the Urban Capacity Site (RLDP/P/0005) is considered to be suitable for development.

Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Urban Capacity Site has good boundaries. Western boundary: The boundary to the west of the site is formed of residential housing. There are well established trees and hedgerow.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Northen boundary: The boundary to the north is formed of existing residential housing and Bryn Llewwlyn Road. Southern boundary: The boundary to the south of the site is formed of Lon Y Wern (on the western end), lane, hedgerow, trees, and residential development. Eastern boundary: The boundary to the east is formed of well-established hedgerows and trees.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Currently, there is a 0.1km gap between Alltwen and Rhos. The development of this site will not reduce this gap because it does not extend further into the green wedge than the existing ribbon development along Bryn Llewelyn Road. Therefore, the proposed site plays a limited role in maintaining the settlement gap. On the ground however, there is no development in this area on the southern side of Bryn Llewellyn. Development would infill a large area of the separation. Development would be noticeably closer towards Rhos.
Existing development: What development currently exists in the area of Green Wedge, including road linkages	Bryn Llewelyn Road/ Pen yr Alltwen connects Alltwen and Rhos. There is existing development to the north and west of the site. The development to the north is separated by the road. The development to the west is separated by well established trees and hedgerow.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The Urban Capacity Site forms a large area of the countryside around the settlement pattern of Alltwen. The quarry, car parks and industrial buildings are in the Green Wedge along Bryn Llewelyn Road.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Topography in the wider Green Wedge plays a key role in separating the settlements of Alltwen and Rhos. In this location, Rhos is not visible due to the intervening topography and therefore development would not impact upon the perception of separation. The site however slopes considerably and is a large area. The existing houses on Bryn Llewellyn are much higher and these fields form part of their back drop.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The Green Wedge between Alltwen and Rhos is not characterised by large open fields. There are dense areas of trees. Within the Urban Capacity Site there are hedges and trees.

The Urban Capacity Site will not result in the coalescence of the settlements of Alltwen and Rhos. Development of the Urban Capacity Site would not reduce the separation of the existing settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is currently ribbon development along Bryn Llewelyn Road. Development of this site would not exacerbate this ribbon development as it would be on the other side of the road.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The site is not isolated due to the fact it is adjacent to existing residential development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Well connected? Two or more boundaries with the built-up area.	The site is well connected because the northern and western boundaries are adjacent to existing residential development.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The development of the site will in theory 'round off' the settlement pattern. Development would however extend massively into an area which is not developed.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge provides a good existing barrier which on balance will be lost with the development of the site.
How well contained is the parcel?	This parcel is well contained. A minimum of 65% of the boundary of the parcel is adjacent to the existing urban area. The site however extends considerably into the countryside.

Development of the Urban Capacity Site would not result in a managed expansion of the urban area. Development of the site would visibly jut out into the countryside onto fields which form part of the setting of the existing settlement of Alltwen.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The Urban Capacity Site forms part of a strong defensive boundary between the existing settlement and the wider countryside. There are good strong existing boundaries to the urban area, the site is visible and forms part of the wider setting for the village. Whilst the site has good strong boundaries, development of the site would form a large-scale expansion to the settlement and would be visible. It is therefore considered that the development of the site would not lead to the creation of a strong defensive boundary.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the	The parcel is undeveloped with none of the land area covered by built form. The parcel is formed of fields and hedgerows. There is a Public Right of Way passing east to west along the southern boundary. The site is classified as Grade 3b, non-agricultural and urban ALC.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
grade of agricultural land.	

Whilst the Urban Capacity Site has good boundaries, development of the site would lead to the loss of the existing strong boundaries and result in a large-scale expansion of the existing urban area. This would be highly visible.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a	The site is not adjacent to any heritage features. The site therefore plays no role in conserving the historic character or setting of the urban area. The site plays a key role in the setting of the existing settlement along Bryn Llewellyn Road as the site slopes away from the dwellings.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
landscape setting for an adjacent urban area?	

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
relation to this characteristic.	

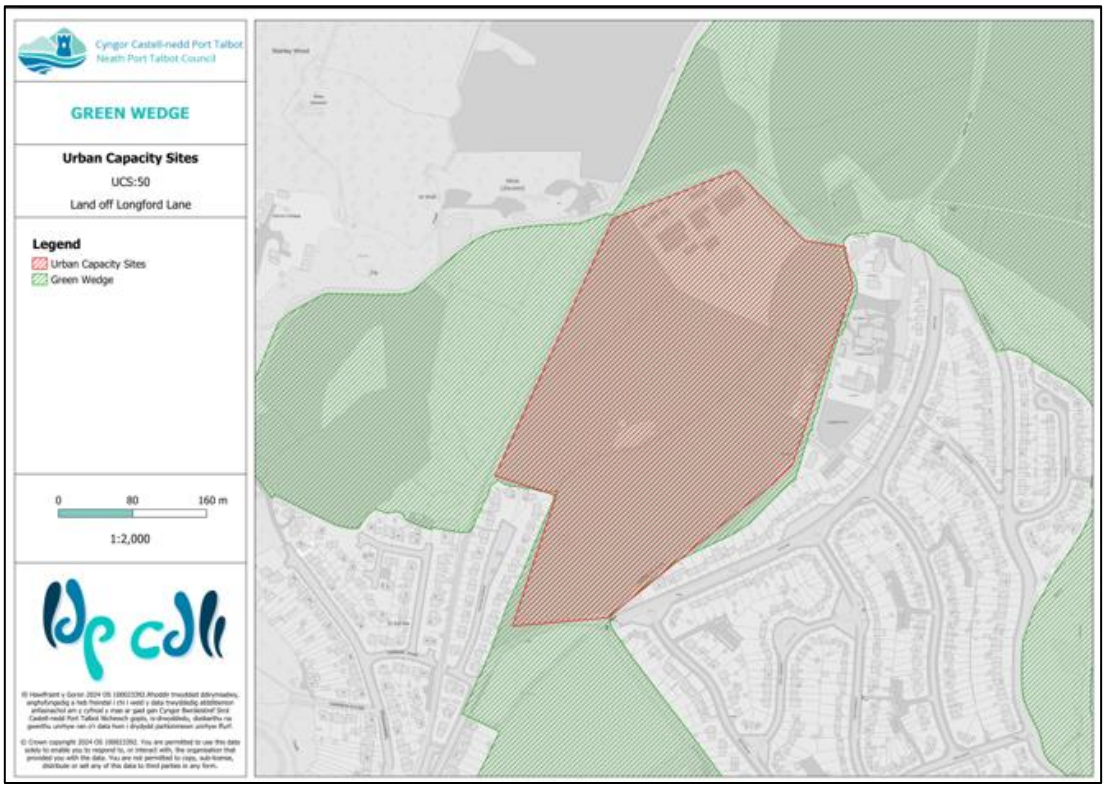
All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Part of the Urban Capacity Site (RLDP/P/0005) is considered to be suitable for release from the Green Wedge. The remainder of the Urban Capacity Site is not considered to be suitable for release from the Green Wedge.

Whilst development of the Urban Capacity Site would not result in the merging of the settlements of Rhos and Alltwen it would not be a managed expansion of the urban area.

Development of the site would visibly jut out into the countryside onto fields which form part of the setting of the existing settlement of Alltwen.

RLDP/N/UC022: Land off Longford Lane



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The boundaries to the Urban Capacity Site are mixed. <u>Eastern boundary:</u> The boundary to the east of the site is formed of Rhyd-Hir Road, Longford Lane, residential dwellings, and farm yard buildings. There are some trees and hedgerow, but it is very open in parts. <u>Western boundary:</u> The boundary to the west of the site is formed of woodland, and residential development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Northern boundary: The boundary is formed of a single-lane track and well-established trees. There is some intervisibility into the parcel from the lane but not from the wider area. Southern boundary: The boundary is formed of a well-established trees and a footpath.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Currently, the gap between Neath Abbey and Longford is 0.15km which according to the Green Wedge Methodology is an essential gap. Development of this site would lead to the closure of this gap and the coalescence of settlements. The parcel therefore plays a critical role in the settlement gap. On the ground, from Rhyd Hir the gap is very open, and you are able to see back of the dwellings on Highland Gardens (Neath Abbey to Longford settlements). Development would therefore lead to the physical closing of the settlements in this location. To the south of the site there would remain some separation due to the hill.
Existing development: What development currently exists in the	The Urban Capacity Site joins existing residential development on the eastern and western boundaries (development in Neath Abbey and development in Longford).

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	There is no urban development within the proposed site.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	To the south of the site topography plays a key role in the separation of the settlements (there is a hill which separates the settlements). In this location topography does not play a key role.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Whilst there are trees between the northern and southern fields, the southern field is open. From this field you are able to see between the settlements. The openness of this parcel therefore plays a key role in helping to maintain separation between the settlements.

Development of the Urban Capacity Site would lead to the coalescence of Neath Abbey and Longford.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	Development of the Urban Capacity Site would not lead to ribbon development.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	This site would not be an isolated development. Instead it would infill the gap between the two existing settlements.
Well connected?	The Urban Capacity Site fills the gap between both settlements, it is therefore well connected to both.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Two or more boundaries with the built-up area.	
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The Urban Capacity Site would infill the gap between both settlements.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	Removal of this parcel would lead to the coalescence of two settlements. The Green Wedge provides a critical existing barrier which would be lost with the development of the site.
How well contained is the parcel?	The parcel is not well contained by the existing settlements. Development would lead to the coalescence of the settlements.

Given that development of the Urban Capacity Site would lead to the coalescence of the settlements of Neath Abbey and Longford, development of the site would not be a managed expansion of the urban area.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Whilst the Urban Capacity Site has good boundaries which would prevent further countryside encroachment, development of the Urban Capacity Site would result in the coalescence of the settlements.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped and is formed of trees and fields. There are no Public Rights of Way within the site. However, there are several running along the western, northern, eastern, and part of the southern boundaries. The site is classified as Grade 3b, Grade 5, non-agricultural and urban ALC.

Whilst the Urban Capacity Site has good boundaries which would prevent further countryside encroachment, development of the Urban Capacity Site would result in the coalescence of the settlements.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not adjacent to a heritage feature and therefore has no role in conserving the historic character of the area. The southern field is open and therefore plays a role in the setting in this location of Longford and Neath Abbey.

Whilst the Urban Capacity Site plays no role in conserving the historic character of the area, it plays a role in the setting in this location of Neath Abbey and Longford.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

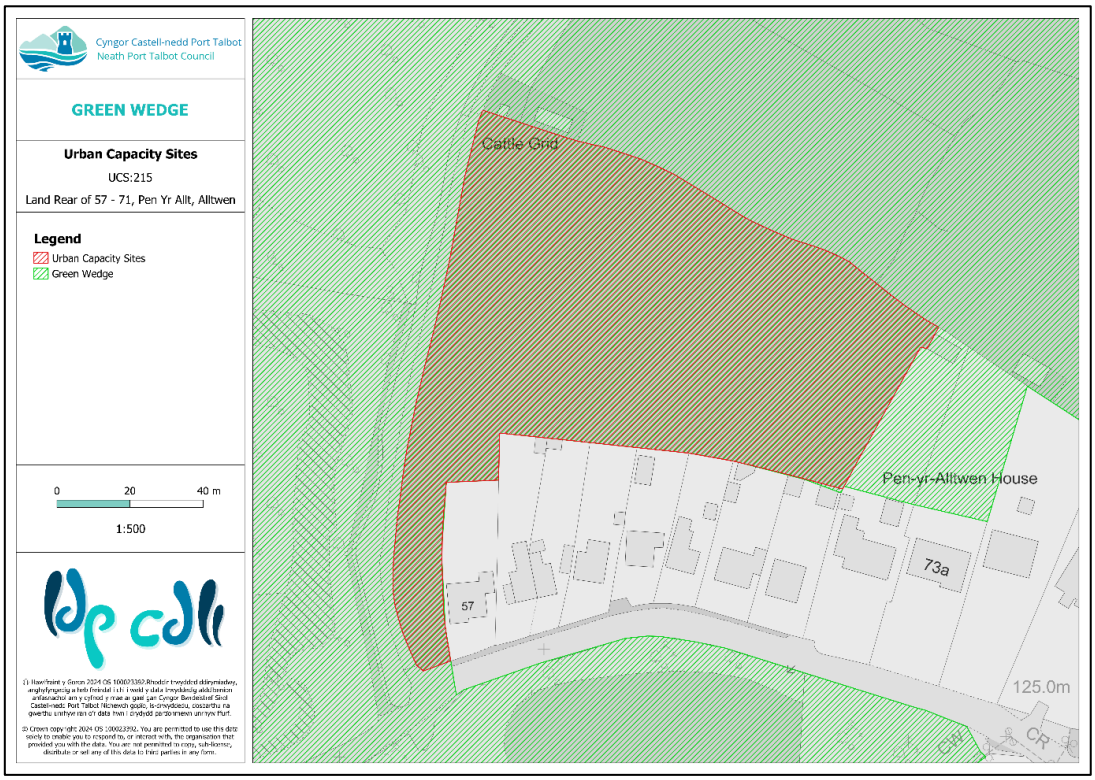
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the site should not be released from the Green Wedge.**

Development of the Urban Capacity Site would lead to the coalescence of the settlements of Neath Abbey and Longford. It would therefore not be a managed urban expansion**.**

RLDP/P/UC002: Land rear of 57-71 Pen Yr Allt, Alltwen.



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Urban Capacity Sites are relatively strong. Southern boundary: The boundary to the south of the site is formed of existing residential development. Western boundary: The boundary is formed of well-established trees and vegetation and a single lane track. The site is higher than development to the west, namely the quarry.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Northern boundary: The boundary is formed of hedgerows and trees. Eastern boundary: The boundary is formed of existing residential curtilage.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Urban Capacity Site is behind the existing development within the settlement limit of Rhos. Development of the Urban Capacity Site would not impact upon the existing settlement separation which is defined in this location in the Green Wedge Methodology as essential (0.1km).
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics?	There is no urban development within the proposed site. The site joins existing urban development on the southern and eastern boundaries and infills behind this existing development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
What is the nature of the urban edge?	
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Whilst there are steep hills within the wider Green Wedge which play a key role in the settlement separation, in this location topography does not play a key role.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	This area of green wedge does not have a sense of openness due to trees and hedgerows. These play a key role in maintaining the gap between Alltwen and Rhos.

Development of the Urban Capacity Site would not lead to the coalescence of the settlements of Alltwen and Rhos.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	While there is ribbon development within the existing settlement limits along Bryn Llewelyn and Pen yr Alltwen roads, the development of this site would not result in further ribbon development.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	No, this site is not isolated because the southern and western boundary is adjacent to residential housing.
Well connected? Two or more boundaries with the built-up area.	Yes, the site is well connected because the southern and western boundaries are adjacent to residential housing and the northern and western boundaries are well defined.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The development will round off the settlement pattern because the southern and western boundaries are adjacent to residential housing and the northern and western boundaries are well defined.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	No. Development of this parcel would round off the existing settlement pattern.
How well contained is the parcel?	The parcel is well contained and has a good appreciable relationship with the urban area. The southern and western boundaries are adjacent to residential housing and the northern and western boundaries are well defined.

Development of the Urban Capacity Site would be a manged form of urban expansion.

The Urban Capacity Site is well-connected to the existing urban area and development of the Urban Capacity Site would round off the existing settlement.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Development of the Urban Capacity Site will round off the existing settlement pattern and create a strong defensible boundary. The site will have a strong defensible boundary due to trees, hedgerows and a single lane track which surrounds the site.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Urban Capacity Site is undeveloped. The Urban Capacity Site joins the urban area on the southern and eastern boundaries. There are no public rights of way within the Urban Capacity Site. The Urban Capacity Site has good strong boundaries with the adjoining countryside. The site is classified as Grade 4 and urban ALC.

Development of the Urban Capacity Site would not lead to wider countryside encroachment. The Urban Capacity Site has good strong boundaries which would prevent countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not adjacent to any heritage features. This Urban Capacity Site does not play a role in the setting of the urban area.

The Urban Capacity Site plays no role in preserving the setting of the built or historic environment.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

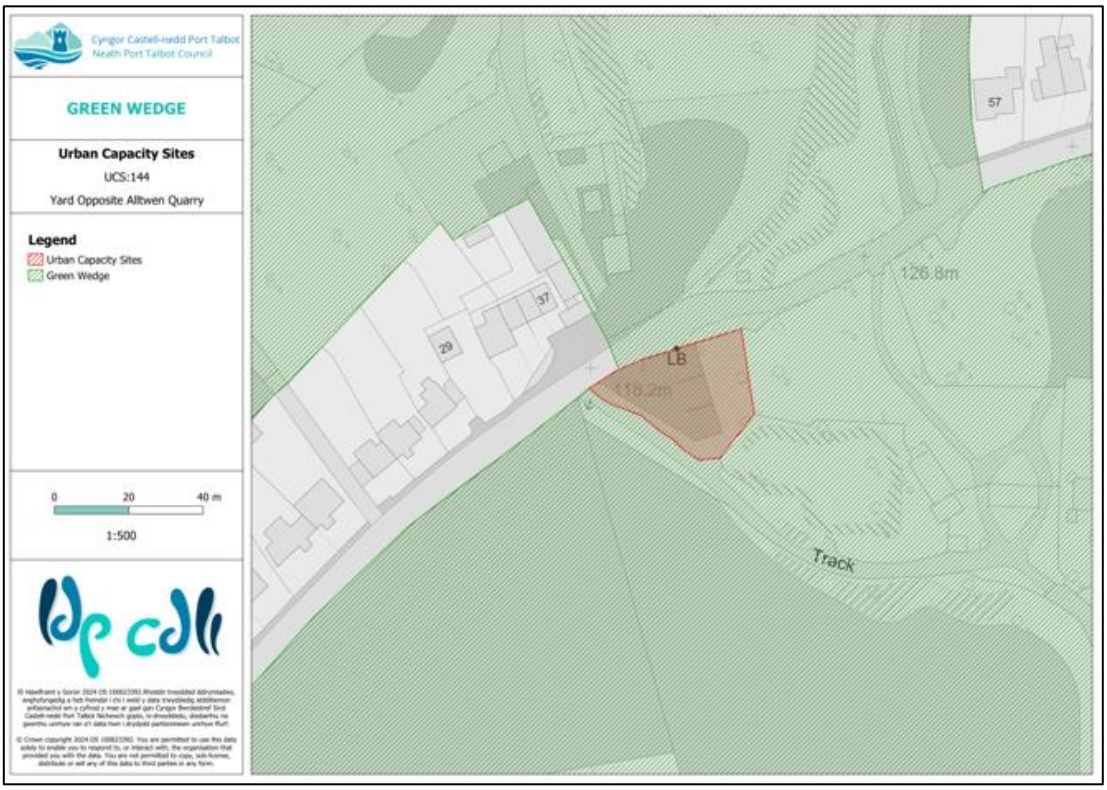
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the site should not be released from the Green Wedge.**

Development of the Urban Capacity Site would be a managed expansion of the urban area which would not impact upon the physical separation of the settlements of Alltwen and Rhos.

RLDP/P/UC005: Yard Opposite Alltwen Quarry



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Urban Capacity Site has good strong boundaries. <u>Northern boundary:</u> The boundary to the north of the site is formed of the road. It is open to the road. <u>Eastern boundary:</u> The boundary to the east is formed of well-established trees. <u>Southern boundary:</u> The boundary to the south is formed of well-established trees.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Western boundary: The boundary to the west is formed of well-established trees. Other than visibility from the road, there is no visibility into the parcel from the eastern, western, and southern boundaries.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Urban Capacity Site is located between the settlements of Rhos and Alltwen. Currently, the gap between Rhos and Alltwen is 0.11km which is classed in the Council's Green Wedge Methodology as an essential gap. On the southern side, where the site is located, the gap is wider (approximately 0.27km). Development of this Urban Capacity Site would introduce an isolated form of development in this part of the Green Wedge between Alltwen and Rhos.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	The Candidate Site lies along Bryn Llewelyn Road which becomes Pen yr Alltwen Road and connects Alltwen and Rhos. The Urban Capacity Site does not join existing urban development. The Urban Capacity Site is currently used as informal carparking. The quarry, which is located outside of settlement limits, is opposite the site.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	There are stone walls within the site. Within this area of the Green Wedge there is development on the other side of Bryn Llewellyn/ Pen yr Alltwen Road. This development is located within the settlement limits.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Whilst there are steep hills within the wider Green Wedge which play a key role in the settlement separation, in this location topography does not play a key role.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	This area of green wedge does not have a sense of openness due to trees and hedgerows. These play a key role in maintaining the gap between Alltwen and Rhos. The Urban Capacity Site is open to the road but not open to the wider Green Wedge due to the well-established tree boundary.

Development of the Urban Capacity Site would not lead to the coalescence of the settlements of Alltwen and Rhos. Development of the parcel would however lead to an isolated form of development between the settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	Yes, there is ribbon development along Pen Yr Alltwen. The development of this site has the potential to create further ribbon development.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Yes. The Urban Capacity Site does not join the existing urban area.
Well connected? Two or more boundaries with the built-up area.	While the site is near existing development none of the site's boundaries are directly adjacent to existing development. Therefore, this parcel is not well connected.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The Urban Capacity Site does not join the existing settlement. Development of the Urban Capacity Site would therefore not round off the existing settlement pattern. Development instead would be an isolated form of development.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	Yes. Whilst the Urban Capacity Site has strong boundaries which would prevent urban sprawl, development of the Urban Capacity Site would lead to isolated development in this part of the Green Wedge.
How well contained is the parcel?	The Urban Capacity Site does not join the urban area. The Urban Capacity Site is therefore not contained within the urban area.

Development of the Urban Capacity Site would not be a controlled expansion of the urban area. The Urban Capacity Site is not well contained. None of the boundaries are contiguous with the urban area. Development would not lead to the 'rounding off' of the settlement pattern

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Whilst the Candidate Site has good strong southern, eastern, and western boundaries, the site does not form part of a strong defensible boundary between the Green Wedge and the urban area because the site is not adjacent to existing urban area. Development of the Urban Capacity Site would therefore not lead to the creation of a strong defensible boundary between the urban area and the Green Wedge. Instead, it would lead to an isolated form of development.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Urban Capacity Site does not have countryside features. The Urban Capacity Site is used for informal parking. There are stone walls within the Candidate Site. There is a Public Rights of Ways passing along the south western boundary. The site is classified as urban and Grade 4 ALC.

Whilst the Urban Capacity Site has strong boundaries, development of the Urban Capacity Site would lead to an isolated form of development between Alltwen and Rhos.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The Candidate Site is not adjacent to any heritage features. This Urban Capacity Site does not play a role in protecting the urban setting.

The Urban Capacity Site plays no role in preserving the setting of the built or historic environment.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

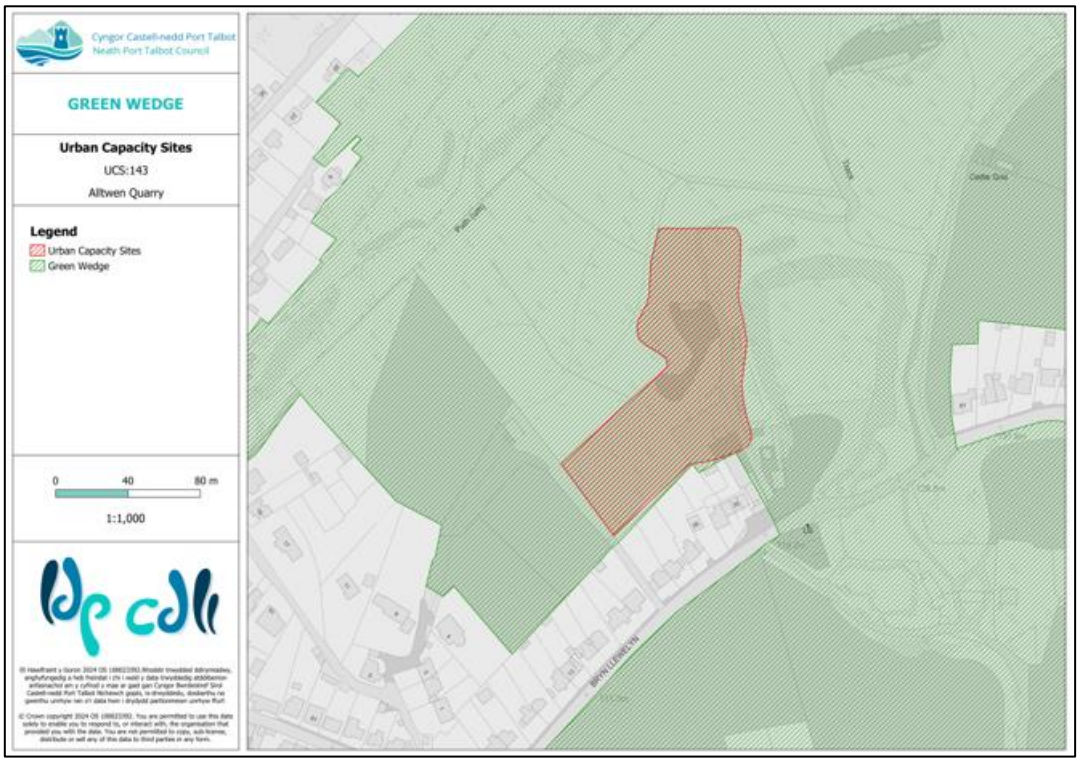
All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the site should not be released from the Green Wedge.**

Whilst development of the Urban Capacity Site would not lead to the coalescence of two or more settlements, it would not be a manged expansion of the urban area.

Development of the Urban Capacity Site would lead to isolated development on the other side of the existing well defined settlement limit.

RLDP/P/UC006: Alltwen Quarry



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site boundaries are mixed. Southern boundary: The boundary at the south of the site is formed of existing residential development. Northern boundary: The boundary to the north of the site is not clearly defined. There are trees. Further to the north there is the ridge of the hill.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Western boundary: The boundary to the west is defined by the field pattern. There is a track. Eastern boundary: The boundary to the east is defined by the quarry and a track.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location seeks to prevent the coalescence of the settlements of Alltwen and Rhos. Currently, the gap between Rhos and Alltwen is 0.11km which is classed in the Council's Green Wedge Methodology as an essential gap. Development of the Urban Capacity Site would not lead to any further development along Pen yr Alltwen/ Bryn Llewellyn Road, and therefore not impact upon the physical connection in this area. To the north of the site however there is a wider gap in the Green Wedge. The Candidate Site forms part of this wider gap which is defined by hills, trees/ woodland areas, and open fields.
Existing development: What development	The Candidate Site joins the urban area on the southern boundary. The site joins the quarry and includes some quarry buildings.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Topography plays a key role in the separation of the settlements of Rhos and Alltwen. The Urban Capacity Site forms part of the hill between these settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Openness does play a role in this location due to the nature of the fields between the site and Alltwen.

Development of the Urban Capacity Site would not lead to the coalescence of the settlements of Alltwen and Rhos.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a	Whilst there is ribbon development along Bryn Llewelyn/ Pen yr Alltwen Road the development of this site would not result in further ribbon development as it would be located behind the existing development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
settlement, primarily along roads. Does the area of green wedge contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Whilst the Urban Capacity Site is located behind existing development along Bryn Llewellyn/ Pen yr Alltwen, given the intervening fields it would 'jut out' and therefore feel more isolated.
Well connected? Two or more boundaries with the built-up area.	Due to the reasons above, the site is not well connected to the existing urban area.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The development will not round off the settlement pattern because the proposed site does 'jut out' from the existing urban area. There is high potential for unrestricted sprawl.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge provides a good existing barrier if lost would result in urban sprawl into the open countryside.
How well contained is the parcel?	The parcel is partially contained. A minimum of 30% of the parcel's boundary is contiguous with the existing urban area and the parcel has some appreciable relationship with the urban area.

Development of the Urban Capacity Site would not lead to a managed expansion of the urban area. The Urban Capacity Site is not well connected to the urban area, only joining the urban area on the southern boundary. It is therefore not well contained, would not lead to the rounding off of the settlement pattern and instead 'jut out'.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Development of the Urban Capacity Site would lead to a somewhat isolated form of development and therefore not assist in the creation of a strong defensive Green Wedge boundary. The Urban Capacity Site would 'jut out' and there would be intervening parcels between the existing urban area and the site.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Urban Capacity Site joins the urban area on the southern boundary. The Candidate Site joins the quarry and includes some quarry buildings. There are no public rights of way within the parcel. There are areas of trees. The site is classified as Grade 4 and Urban ALC.

Development of the Urban Capacity Site would lead to a somewhat isolated form of development and therefore not assist in the creation of a strong defensive Green Wedge boundary. The Urban Capacity Site would 'jut out' and there would be intervening parcels between the existing urban area and the site.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not adjacent to any heritage features. This Urban Capacity Site does not play a role in the setting of the urban area.

The Urban Capacity Site plays no role in preserving the setting of the built or historic environment.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the site should not be released from the Green Wedge.**

Whilst the Urban Capacity Site would not lead to the coalescence of the settlements of Alltwen and Rhos, it would not be a managed expansion of the urban area. Instead development would jut out into the countryside.

RLDP/P/UC004: Land off Penyralltwen Road, Rhos



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Urban Capacity Site has good boundaries. Northern boundary: The boundary to the north of the site is comprised of Pen yr Alltwen Road. There are well-established trees along this boundary and there is limited intervisibility into the parcel. There are residential dwellings on the other side.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Eastern boundary: The boundary to the east of the site is formed of well-established trees. Southern boundary: The boundary to the south of the site is formed of well-established trees. Western boundary: The boundary to the west of the site forms part of an area of well-established trees.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location seeks to prevent the coalescence of the settlements of Alltwen and Rhos. Currently, the gap between Rhos and Alltwen on the other side of the road is 0.11km which is classed in the Council's Green Wedge Methodology as an essential gap. The gap on this side of the road is wider, currently 0.23km. This would also be classified as an essential gap in the Council's Green Wedge Methodology. Development of the Urban Capacity Site in this location would result in an isolated form of development on the southern side of Pen yr Alltwen. The gap between the settlements would be reduced by 65% to 0.08km. According to the Council's Green Wedge Methodology, the parcel therefore plays a critical role in terms of settlement separation.
Existing development:	Pen yr Alltwen Road connects Alltwen and Rhos. On the northern side of the road there is existing development

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	within the settlement limit. On the southern side, where the site is located, there is not. The Urban Capacity Site does not join an existing settlement limit. The Urban Capacity Site is undeveloped.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Whilst there are steep hills within the wider Green Wedge which play a key role in the settlement separation, in this location topography does not play a key role.
Openness: How open is the area? This may be influenced by topography, built	This area of Green Wedge does not have a sense of openness due to trees and hedgerows. These play a key role in maintaining the gap between Alltwen and Rhos.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
development, trees and hedgerows.	The Urban Capacity Site is well screened by the existing trees and there is limited intervisibility between the parcel and the wider area.

Development of the Urban Capacity Site will not result in the coalescence of the settlements of Alltwen and Rhos. Development of the Urban Capacity Site would however lead to an isolated form of development within this area of the Green Wedge.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	Yes, there is ribbon development along Pen Yr Alltwen. Development of this parcel would lead to additional ribbon development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Whilst the Urban Capacity Site is opposite existing settlement, it would introduce isolated development within this part of the Green Wedge.
Well connected? Two or more boundaries with the built-up area.	The Urban Capacity Site does not join the urban area. It is therefore not well connected to the built-up area.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The development of the site will not round of the settlement pattern. This is because it will involve developing land on the opposite side of the road to the existing development.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge provides a good existing barrier. Development of the Urban Capacity Site would result in an isolated form of development within this area of the Green Wedge.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
How well contained is the parcel?	The Urban Capacity Site is not well contained. The Urban Capacity Site does not join the existing urban area and would lead to an isolated form of development in this part of the Green Wedge.

Development of the Urban Capacity Site would not be a managed urban expansion. The Urban Capacity Site does not join the existing urban area and would lead to an isolated form of development within this location.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Whilst the Urban Capacity Site has strong boundaries, development of the Urban Capacity Site would not lead to the creation of a strong defensive barrier between the urban area and the Green Wedge as the Urban Capacity Site does not join the existing urban area. Development of the Urban Capacity Site would form an isolated development within this part of the Green Wedge.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Urban Capacity Site is undeveloped. The Urban Capacity Site is formed of a field and trees. There are no Public Rights of Way within the Urban Capacity Site. However, there are several within the wider area. The site is classified as non-agricultural ALC.

Whilst the Urban Capacity Site has strong boundaries, development of the Urban Capacity Site would not lead to the creation of a strong defensive barrier between the urban area and the Green Wedge as the Urban Capacity Site does not join the existing urban area. Development of the Urban Capacity Site would form an isolated development within this part of the Green Wedge.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/	The site is not adjacent to any heritage features.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	This Urban Capacity Site does not play a role in protecting the urban setting.

The Urban Capacity Site plays no role in preserving the setting of the built or historic environment.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	

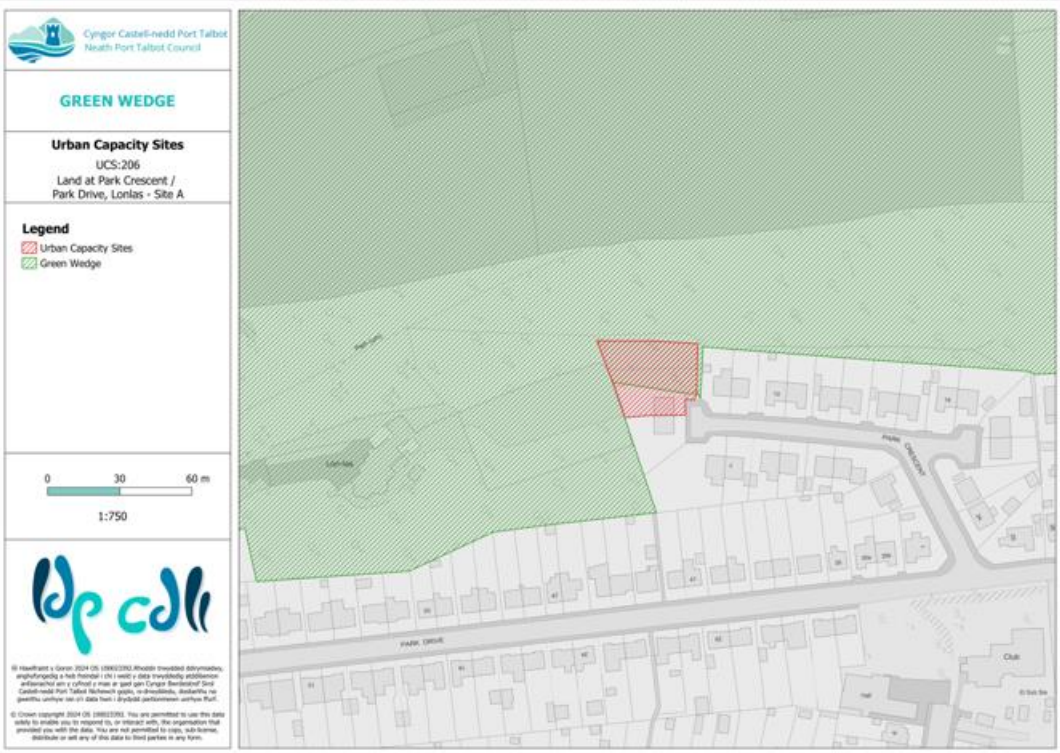
All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the site should not be released from the Green Wedge.**

Whilst development of the Urban Capacity Site would not lead to the coalescence of the settlements of Rhos and Alltwen, it would introduce an isolated form of development within this location of the Green Wedge.

3.2. Skewen/ Birchgrove Green Wedge

RLDP/N/UC017: Land at Park Crescent / Park Drive, Lonlas - Site A



The Green Wedge boundary has been clipped to the extent of the existing dwellings and comprises and area of cleared land. Removal of this area of green land has been assessed below:

Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up	The northern and western boundaries of the Urban Capacity Site are defined by woodland and therefore strong.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
the edges of the green wedge?	The southern and eastern boundaries of the Urban Capacity Site are defined by the existing urban area. The Urban Capacity Site is open to this urban area, forming part of the area. .
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location seeks to prevent the coalescence of the settlements of Skewen and Birchgrove. The gap between the edge of the site and Birchgrove is 0.34km. According to the Council's Green Wedge Methodology this is an essential gap. However, the development of this site will not close the gap because the parcel of land is surrounded by existing development. The parcel therefore plays a limited role in the settlement gap.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	Within the parcel there is no existing urban development. The Urban Capacity Site joins the existing urban area on the southern and eastern boundaries and is open to this area. The Candidate Site is not located on a road which connects Skewen and Birchgrove. Within the wider

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	green wedge Drumau Road connects Skewen to Birchgrove.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Topography does not play a key role in terms of the separation of the settlements in this location.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	This area of Green Wedge does not have a large sense of openness because there is a woodland area separating the site from the wider Green Wedge.

Development of the Urban Capacity Site would not lead to the coalescence of the settlements of Birchgrove and Skewen. Development of the Urban Capacity Site would not impact upon the physical separation of the settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	The Urban Capacity Site is not located along Drummau Road which connects the settlements of Skewen and Birchgrove. Development of the Urban Capacity Site would not lead to the creation of ribbon development.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the Urban Capacity Site would not lead to an isolated form of development because it is adjacent to existing residential development.
Well connected? Two or more boundaries with the built-up area.	The site is well connected because two of the site boundaries connect the site to existing urban development. The development of this site will not lead to urban sprawl due to the woodland area creating a natural barrier.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The development of this site will lead to the infilling of a gap between existing dwellings and the woodland area.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	No, the removal of the parcel will not impact on the boundary of the Green Wedge because the woodland area already creates a strong boundary. This would not be impacted by the development.
How well contained is the parcel?	50% of the parcel's boundary is contiguous with the existing urban area. This means that in accordance with the Council's Green Wedge Methodology the parcel is partially contained. However, due to the woodland the site does have a sense of being well contained.

Development of the Urban Capacity Site would be a managed expansion of the urban area. The Urban Capacity Site is well connected to the urban area, with residential properties on two sides. Development of the site would not lead to the loss of a defensive boundary and would 'round off' the settlement in this location.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Development of the Candidate Site would lead to the creation of a strong defensible boundary between the parcel and the wider Green Wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped. The parcel joins the existing area. The parcel is cleared land joining woodland area. There are no PRoW within the site or directly adjoining the site. This site is classified as Urban ALC.

Development of the Urban Capacity Site would lead to the creation of a strong defensible boundary between the parcel and the remainder of the Green Wedge.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not adjacent to any heritage features. This parcel does not play a role in protecting the urban setting of Skewen.

The Urban Capacity Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

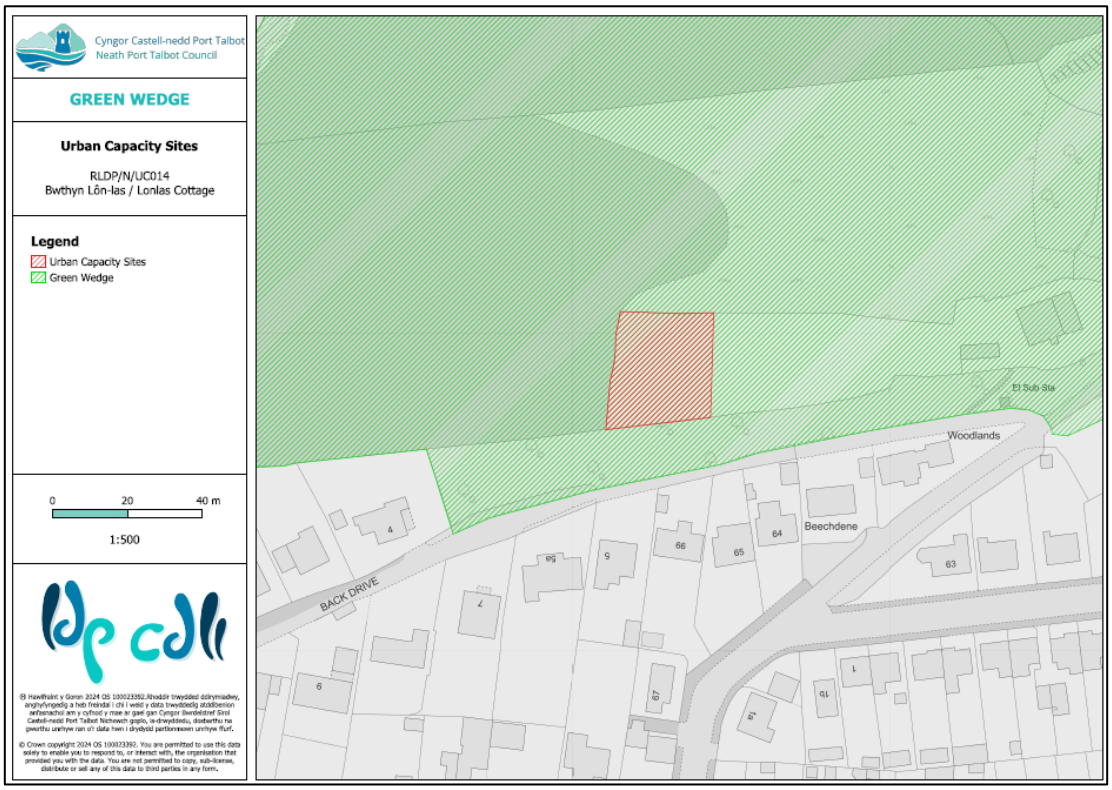
All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the site should be released from the Green Wedge.**

Development of the Urban Capacity Site would not lead to the coalescence of the settlements of Skewen and Birchgrove and would form a managed urban expansion.

The Urban Capacity Site is well contained, would ‘round off’ the settlement pattern, and has good strong boundaries.

RLDP/N/UC014: Lonlas Cottage



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The northern, southern, and western boundaries of the Candidate Site are well defined formed of tree boundaries. The eastern boundary is less well-defined being part of the wider garden.
Physical connection of settlements:	The Green Wedge in this location seeks to prevent the coalescence of the settlements of Skewen and Birchgrove.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Would development of the area / site lead to the physical connection of two or more settlements?	To the south of the site, the settlement limit is only separated from Birchgrove by a dense belt of trees. (There has been a recent planning permission which has increased the extent of built form on the Swansea side). Within this part of the Green Wedge, the existing gap is approximately 0.24km. Development of this Candidate Site would reduce this by 8% to 0.22km. According to the Council's Green Wedge Methodology, the existing gap is essential, but the reduction suggests that the parcel only plays a limited role in settlement separation. On the ground however, whilst the site forms part of the wider grounds of Lonlas Cottage and there are other buildings within the Green Wedge, these are not in the settlement limit. Development of the Urban Capacity Site would therefore lead to an isolated form of development.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	There are no roads within this area of the green wedge connecting Skewen to Birchgrove. There is very limited urban development in this area apart from some sporadic buildings. Development of the Urban Capacity Site would lead to an isolated form of development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Topography plays a role in the separation of the settlements with the majority of Skewen being hidden due to the topography difference. (notwithstanding development that joins on the main road). With the dense tree boundary and the topographical change, the Urban Capacity Site is well hidden from development to the north west in Birchgrove.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	As above, this area of the Green Wedge is not defined by its openness. With the dense tree boundary and the topographical change, the Urban Capacity Site is well hidden from development to the north west in Birchgrove.

Development of the Urban Capacity Site would not lead to the coalescence of the settlements of Birchgrove and Skewen. Development of the Urban Capacity Site would however result in an isolated form of development within this part of the Green Wedge.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	Development of the Urban Capacity Site would not lead to ribbon development. Instead development of the Urban Capacity Site would form an isolated development.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The development of this site will create an isolated development because the proposed site is not adjacent to any existing urban area.
Well connected? Two or more boundaries with the built-up area.	The site is not well connected because none of the site's boundaries are connected to existing to urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The development of the Candidate Site will not round of the settlement pattern because the site is not connected to existing urban area. Instead an isolated form of development will be created.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	Development of the Urban Capacity Site would not lead to the creation of a strong defensive boundary between the urban area and the Green Wedge as the Urban Capacity Site does not join the urban area.
How well contained is the parcel?	Whilst the Urban Capacity Site is quite well hidden from development in Birchgrove due to the topography differences and good strong northern and eastern boundaries. The Urban Capacity Site is not well contained because the site does not join the existing urban area. Instead development of the Urban Capacity Site would lead to the creation of an isolated form of development.

Development of the Urban Capacity Site would not result in a managed form of urban expansion. Development of the Urban Capacity Site would result in an isolated form of development within this part of the Green Wedge. The Urban Capacity Site

does not adjoin the existing urban area, is not contained within the urban area, would not lead to the rounding off of the settlement limit.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Development of the Urban Capacity Site would not lead to the creation of a strong defensive boundary between the urban area and the Green Wedge as the Urban Capacity Site does not join the urban area.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Urban Capacity Site is undeveloped and if formed of trees. There are no PRoW within the site or adjoining the site. The site is classified as Grade 4 ALC.

Development of the Urban Capacity Site would not lead to the creation of a strong defensible boundary between the parcel and the urban area as the Urban Capacity Site does not join the urban area.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not adjacent to any heritage features. This parcel does not play a role in the setting of Skewen.

The Urban Capacity Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

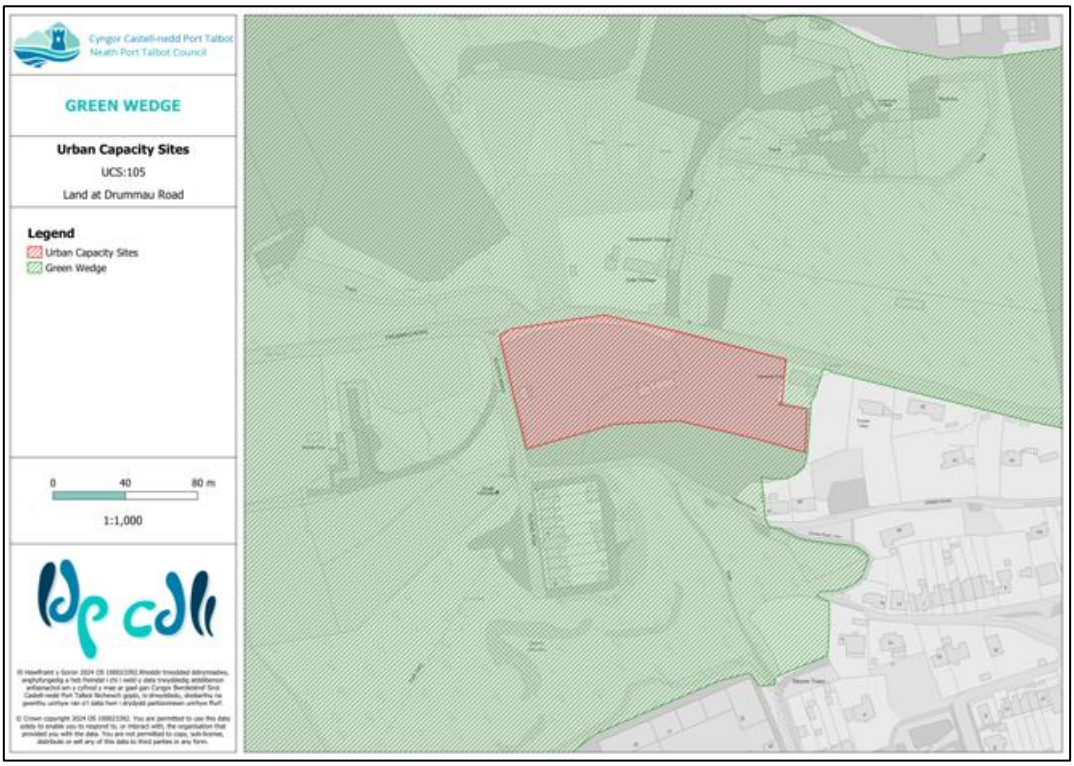
All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the site should not be released from the Green Wedge.**

Whilst development of the Urban Capacity Site would not impact upon the coalescence of the settlements of Skewen and Birchgrove, it would not result in a

managed expansion of the urban area. Development of the Urban Capacity Site would result in an isolated form of development within this area of the Green Wedge.

RLDP/N/UC016: Land at Drummau Road, Skewen



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site boundaries are mixed. Northern boundary: The northern boundary is formed of a residential dwelling, Drummau Road, and towards the west a row of sparse trees. There is a high degree of visibility between the parcel and Drummau Road. Western boundary: The boundary to the west is formed of Ellen's Road, hedge, and well-established trees. There is

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	some visibility into the parcel, but the joining field has a strong belt of trees. Southern boundary: The boundary is weak and just formed of a fence between the fields. The southern part of the field slopes considerably and is very open. Further to the south there is Ormes Road. The Urban Capacity Site is visible from this road. Eastern boundary: The boundary to the east wraps around the existing house which is outside of settlement limits and partly joins the settlement limit. To the south west of the site outside of the settlement limit is Ellen's Road. These dwellings are well screened by established trees and do not form part of the settlement limit.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the Urban Capacity Site would not lead to the coalescence of the settlements of Birchgrove and Skewen. Further to the south, the settlements of Birchgrove and Skewen are only separated by a dense belt of trees. In this part of the Green Wedge however there is a greater separation.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	On the ground, there is a perception of separation between Skewen and Birchgrove. This is because there is a belt of trees north of Drumau Road which prevents Skewen from being visible. Currently, the gap between Birchgrove and Skewen in this location is 0.8km. The development of this site will reduce this gap by 18.7% to 0.65km. In accordance with the Council's Green Wedge Methodology, both of these gaps are essential, and the parcel plays a partial role in the separation of settlements. On the ground, development of the site would reduce the physical separation in this location as it would extend the ribbon development along Drummau Road which connects Skewen to Birchgrove.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	There is no urban development within the proposed site. The site partly joins the settlement limit on the eastern side. The site wraps around an existing dwelling, this is not within the settlement limit. The site front Drummau Road which connects Skewen to Birchgrove. Within this part of the Green Wedge there are pockets of development, such as at Ellen's Road. There is a care

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	home and there are a number of farms with associated buildings.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Topography plays a role in the separation of the settlements with the majority of Skewen being hidden due to the topography difference. (notwithstanding development that joins on the main road). With the topographical change, the Urban Capacity Site is hidden from development in Birchgrove.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The Urban Capacity Site is open, in particular to the wider countryside to the south. Given the topographical difference however this area of the Green Wedge is not defined by its openness. Consideration would need to be given to wide ranging views.

The development of the Urban Capacity Site would not lead to the coalescence of the settlements of Birchgrove and Skewen.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is currently ribbon development along Drummau Road which would be extended with the development of this parcel.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Development of the Urban Capacity Site would not lead to isolated development as it partly joins the settlement limit. There is also a dwelling joining the site, this is however not within the settlement limit.
Well connected? Two or more boundaries with the built-up area.	The Urban Capacity Site is not well connected to the urban area. The Urban Capacity Site only partly joins the settlement limit on the eastern boundary.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Development to the south west of the parcel at Ellen's Road is not within the settlement limit. It is also lower and well contained by well-established trees. On the ground they do not relate to each other.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Development of the Urban Capacity Site will not round off the settlement pattern as the site is not well connected to the existing settlement. The existing settlement only joins part of the Urban Capacity Site on the eastern boundary. Development of the Urban Capacity Site would 'jut out' into the countryside.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The Green Wedge boundary in this location is defined by the built form and dense trees. Development of the Urban Capacity Site would not lead to the creation of a strong southern barrier.
How well contained is the parcel?	The parcel is partially contained. Part of the eastern boundary of the Urban Capacity Site joins the urban area. Part of the north and eastern boundary also joins an existing dwelling which is not within the settlement limit.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Whilst the Candidate Site boundary has a relatively strong western boundary, the southern boundary is weak and is only comprised of a fence. The Urban Capacity Site is therefore not well contained.

Development of the Urban Capacity Site would not result in a managed expansion of the urban area. The Urban Capacity Site partially joins the settlement on the eastern boundary. It would not be well contained by the urban area and would jut out into the countryside. Development would be highly visible and not lead to the creation of a strong defensive boundary.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The Green Wedge boundary in this location is defined by the built form and dense trees. Development of the Urban Capacity Site would not lead to the creation of a strong southern barrier.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped. The site joins the existing urban area partly on the eastern boundary. The site also wraps around an existing dwelling outside of the settlement limit. The Urban Capacity Site is open and forms part of a wider field pattern used predominantly for grazing horses. There are no public rights of way within the Urban Capacity Site. The site is classified as Grade 3b, Grade 5 and urban ALC.

Development of the Urban Capacity Site would not lead to the creation of a strong defensive boundary with the Green Wedge.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific	The Candidate Site is not adjacent to any heritage features. The Urban Capacity Site plays no role in the setting of the urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	

The Urban Capacity Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that the site should not be released from the Green Wedge.**

Whilst development of the Urban Capacity Site would not lead to the coalescence of the settlements of Birchgrove and Skewen, development of the Urban Capacity Site would not be a managed form of urban expansion.

Development of the Urban Capacity Site would lead to ribbon development along Drummau Road which would be highly visible and would jut out into the countryside and not be well contained by the existing urban area.

3.3. Neath/ Tonna/ Cimla/ Efail Fach Green Wedge

RLDP/N/UC009: Garden Cottage, Cimla (rear of Seaeson school) Site 1



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site boundaries are mixed Southern boundary: The boundary to the south is formed of the B4287 road and hedgerows. The additional parcel has some well-established tress but is more open and there is a higher degree of visibility between the parcel and the road. Western boundary: the strength of the western boundary has been reduced with the recent development of the

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	school within the Green Wedge. This has opened up the Green Wedge barrier. To the north of the school, the western boundary is comprised of residential development. Eastern boundary: This boundary is mixed. Including hedgerow, trees, land, and farm with farmyard buildings. Northern boundary: The boundary is weaker comprised of hedgerows and taller trees. To the north of this field there is an additional field which has a very strong tree belt and there is a ridge. These would form strong defensible features.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge seeks to prevent the coalescence of Efail Fach and Cimla. There is currently a settlement separation of 1.55km. Development of this Urban Capacity Site would reduce the gap by 41% to 0.9km. Taking into consideration the Council's Green Wedge Methodology, the gap between the settlements would be reduced from a narrow gap to an essential gap and the parcel would play a critical role in settlement separation. On the ground, the existing well defined Green Wedge boundary has been impacted by the development of the new Cefn Saeson School. The Green Wedge Assessment for RLDP/N/2028 Candidate Site has suggested that this parcel should be removed from the settlement. This would

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	lead to the infilling behind the new school and along the B4287 between the school and the cricket ground to the lane. It is considered that this would create a strong defensible boundary and would not impact upon the coalescence of the settlements due to the topography and characteristics of the Green Wedge (for example belts of trees). Whilst the development of this additional parcel along the B4287 would not lead to the coalescence of the settlements it would change the perception of separation between them. This parcel is at the top of the brow around the corner from Cimla. The parcel is more open and forms part of the wider countryside setting before heading down the hill into Efail Fach.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics?	The site is located on the B4287 which connects Cimla and Efail Fach. The B4287 runs through a largely rural area. Once leaves the settlement of Cimla and passes the school is largely undeveloped rural road with sporadic development alongside. Built development within the Urban Capacity Site is limited to existing farms and associated buildings.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
What is the nature of the urban edge?	
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Topography plays a key role in terms of settlement coalescence in this section of the Green Wedge. The topographical difference between Cimla and Efail Fach adds to the perception of separateness between the settlements. The site slopes towards Cimla and towards the B4287. Development of this additional parcel would breach the perception of separation somewhat as it would lead to development beyond the brow of the hill, and on part of the slope downwards towards Efail Fach.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The area of the Green Wedge in this location does not have a high sense of openness in terms of maintaining a gap between the settlements of Cimla and Efail Fach. The additional parcel of the Urban Capacity Site is more open in character and forms part of the open countryside setting before heading down into Cimla.

The development of the Urban Capacity Site will not result in the coalescence of the settlements of Cimla and Efail Fach.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There isn't currently ribbon development along B4287. Whilst development of Urban Capacity Site RLDP/N/2028 would not lead to the creation of ribbon development along the B4287 as the majority of the development would be located adjacent to the existing development and behind the school and any development along the B4287 would be restricted to the parcel between the school and the existing cricket ground and lane. Development of the additional parcel would lead to the creation of ribbon development. The parcel is also more open so would be visible.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	No. Development of the Urban Capacity Site would not lead to isolated development as it joins the urban area.
Well connected?	The Urban Capacity Site is less well connected than Candidate Site parcel RLDP/N/2028 as it extends further into the countryside.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Two or more boundaries with the built-up area.	
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Unlike Candidate Site parcel RLDP/N/2028, the Urban Capacity Site would not round off the existing settlement pattern as it would extend further into the countryside.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	Development of this additional parcel would not create a strong defensive boundary rounding off the settlement pattern as it would extend development beyond the brow of the hill when travelling along the B4287 into a more open area of the Green Wedge.
How well contained is the parcel?	The Urban Capacity Site is less well contained than Candidate Site parcel RLDP/N/2028 as it extends beyond the cricket ground. The additional parcel is more open and forms part of the wider countryside setting beyond the corner and heads downwards towards Efail Fach.

Development of the Urban Capacity Site will not result in a managed urban extension. Development of the Urban Capacity Site would not be well contained and

would extend beyond the lane which was considered in Candidate Site parcel RLDP/N/2028 to be a strong boundary.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Development of this additional parcel would not create a strong defensive boundary rounding off the settlement pattern as it would extend development beyond the brow of the hill when travelling along the B4287 into a more open area of the Green Wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is Undeveloped. Less than 10% of the land area of the parcel is covered by built form/ urban features. There are no Public Rights of Way through the proposed site. The site is classified as Grade 3b and Grade 4 ALC.

Development of the Urban Capacity Site would lead to wider countryside encroachment as it would not create a strong defensive boundary rounding off the

settlement pattern, instead it would extend development beyond the brow of the hill when travelling along the B4287 into a more open area of the Green Wedge.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The Urban Capacity Site plays no role in the setting of the historic environment. The additional field along the B4287 provides part of the wider countryside setting after the bend and cricket ground before heading down the hill into Efail Fach

The Urban Capacity Site plays no role in the setting of the historic environment. The additional field along the B4287 provides part of the wider countryside setting after the bend and cricket ground before heading down the hill into Efail Fach.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

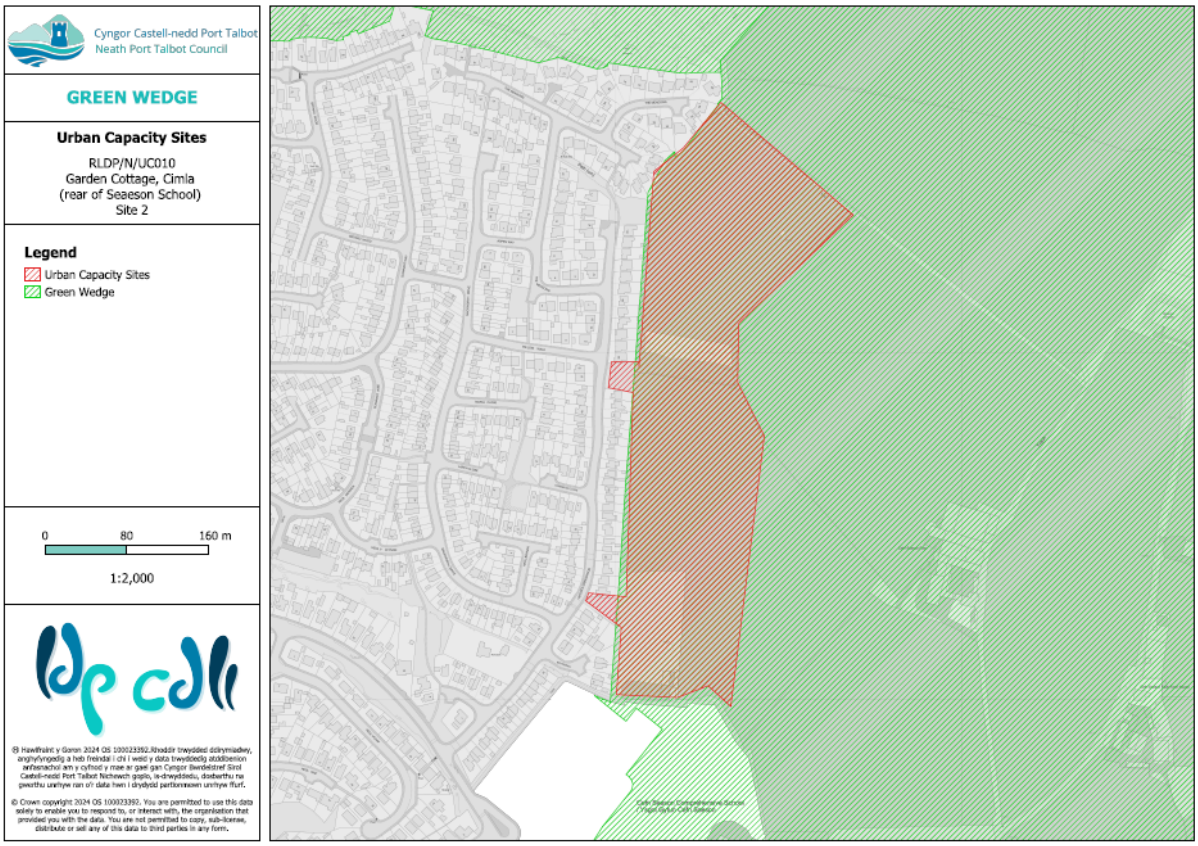
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of Green Wedge, **it is considered that part of the site should be released from the Green Wedge.** This part has been assessed separately as part of RLDP/N/2028. The remainder of the Urban Capacity Site is not considered to be suitable for release from the Green Wedge as it would not lead to a managed expansion of the urban area. Instead development would extend beyond the existing brow of the hill into an area which

forms part of the countryside setting between Cimla and Efail Fach. This would lead to a perception of urban sprawl and lead to further countryside encroachment.

RLDP/N/UC010: Garden Cottage, Cimla (rear of Season School) Site 2



Candidate Site parcel RLDP/N/2028 which incorporates this parcel is considered to be suitable for release from the Green Wedge. The assessment below relates to the wider parcel.

Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up	Southern boundary: The boundary is strong due to hedgerow and road. Western boundary: the strength of the western boundary has been reduced with the recent development of the school within the Green Wedge. This has opened up the

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
the edges of the green wedge?	Green Wedge barrier. To the north of the school, the western boundary is comprised of residential development. Eastern boundary: The western boundary is mixed comprised of playing fields, road, and hedgerow. Northern boundary: The boundary is weaker comprised of hedgerows and taller trees. To the north of this field there is an additional field which has a very strong tree belt and there is a ridge. These would form strong defensible features.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge seeks to prevent the coalescence of Efail Fach and Cimla. There is currently a settlement separation of 1.55km. Removal of the site would reduce this to 1.28km. In accordance with the Green Wedge Methodology, the settlement gap is currently and would remain narrow in this location and a closure of 17.4% would suggest that the parcel plays a partial role in the settlement separation. On the ground, it is considered that there would be no perception of merging of the settlements due to the topography, trees, and characteristics of the landscape.
Existing development: What development currently exists in the	The site is located on the B4287 which connects Cimla and Efail Fach.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The B4287 runs through a largely rural area. Once leaves the settlement of Cimla and passes the school is largely undeveloped rural road with sporadic development alongside. Built development within the Urban Capacity Site is limited to the existing farm.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The site is gently sloping. Topography plays a key role in terms of settlement coalescence in this section of the Green Wedge. The topographical difference between Cimla and Efail Fach adds to the perception of separateness between the settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The area of the Green Wedge in this location does not have a high sense of openness in terms of maintaining a gap between the settlements of Cimla and Efail Fach.

The development of this site will not result in the coalescence of settlements. The topography and characteristics of the Green Wedge (including trees) help to maintain the separation of the settlements.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There isn't currently ribbon development along B4287. Development of the Urban Capacity Site wouldn't lead to the creation of ribbon development along B4287 as the majority of the development would be located adjacent to the existing development and behind the school. Any development along the B4287 would be restricted to the parcel between the school and the existing cricket ground and lane.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	No this would not be an isolated development. This is because the site abuts the existing development and there is a school to the south of the site.
Well connected?	While only one boundary is adjacent to the urban area the site is also located next to a school. On the ground, the

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Two or more boundaries with the built-up area.	development would infill the gap between the existing urban area and the school, with only a small part of development on the B4287 between the school and cricket ground. Therefore, on the ground it would not feel like the development is jutting out.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The development of the site will help round off the settlement pattern. The development would infill the gap between the existing urban area and the school, with only a small part of development on the B4287 between the school and cricket ground.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The development of the school within the Green Wedge led to the removal of the existing strong defensible boundary. Removal of this parcel would lead to development up to the existing cricket ground and lane with its hedgerows. On the ground this would be perceived as a sensible settlement limit.
How well contained is the parcel?	Approx. 25% of the site adjoins the urban area, with the remainder of the western boundary adjoining the school which is not located within the settlement limit. Development of the site would result in predominantly development behind the school adjacent to the existing residential development. Any development along the B4287

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	would be restricted to the gap between the school and the cricket ground which is well screened from the road by well developed hedgerow. The site would therefore be relatively well contained.

Development of the Urban Capacity Site would be a managed expansion of the urban area. Since the development of the Cefn Saeson School within the Green Wedge the existing strong defensive boundary to the Green Wedge has been removed. Development would infill the gap behind the school, adjacent to the existing residential development and any development along the B4287 would be contained between the school and cricket ground.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The existing strong defensive boundary between the existing settlement and the Green Wedge has been removed by the development of the new Cefn Saeson School which has opened up this area of the Green Wedge. Development of the site would lead to the infilling of the gap behind the school and the existing residential development, and between the school and the cricket ground. The cricket

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	ground, lane, and hedgerow (the eastern boundary of the site) would be perceived as a sensible settlement limit.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Urban Capacity Site includes the existing farm buildings. The remainder of the parcel is undeveloped. There are no Public Rights of Way through the proposed site. The site is classified as Grade 3b and Grade 4 ALC.

Development of the Urban Capacity Site will not result in the loss of strong defensible boundary as this has already been lost through the development of the new school in the Green Wedge. Development of the site will lead to the infilling of the existing gap between the school and residential dwellings, and the school and cricket ground. A natural settlement limit will be created with the lane, cricket ground and hedgerow. Development of the Urban Capacity Site will therefore not lead to wider countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	This site is not adjacent to a heritage feature. On the whole, given the characteristics of the site and wider Green Wedge, it is not considered that the parcel plays a key role in the setting of Cimla in the wider Green Wedge. The parcel therefore plays no role in conserving the historic character of the urban area and a limited role in the setting of the urban area.

The parcel therefore plays no role in conserving the historic character of the urban area and a limited role in the setting of the urban area

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

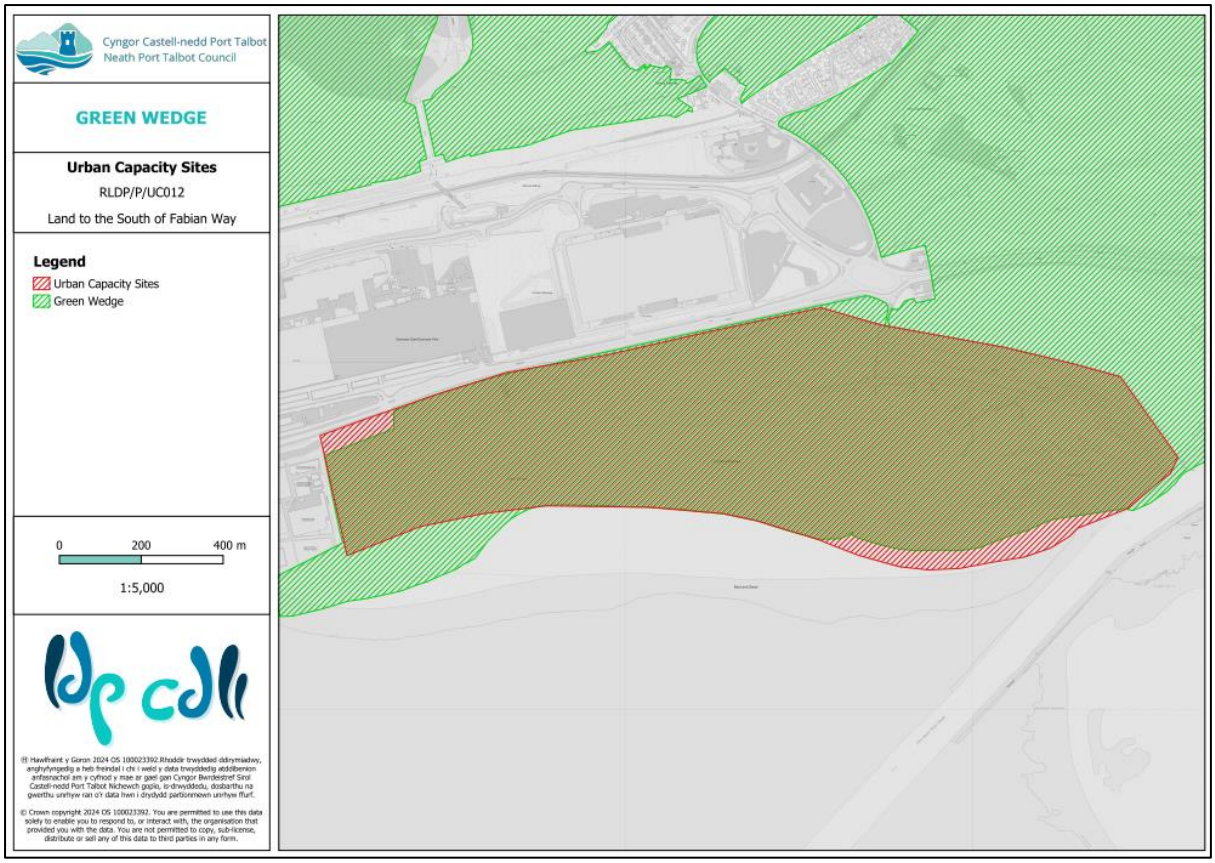
All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

In summary taking into consideration the principles of the Green Wedge, **the Urban Capacity Site is considered to be suitable for release from the Green Wedge.** The development of Cefn Saeson School has led to the removal of the existing strong defensive urban boundary. Development of the site will infill the gap between the school and the existing residential housing, and the school and the cricket ground, and will lead to the creation of a sensible settlement boundary preventing

further urban sprawl/ countryside encroachment. Development would therefore comprise of a managed urban expansion and not lead to the coalescence of the settlements of Efail Fach and Cimla.

3.4. Crymlyn Bog/ Crymlyn Burrows/ Llandarcy Green Wedge

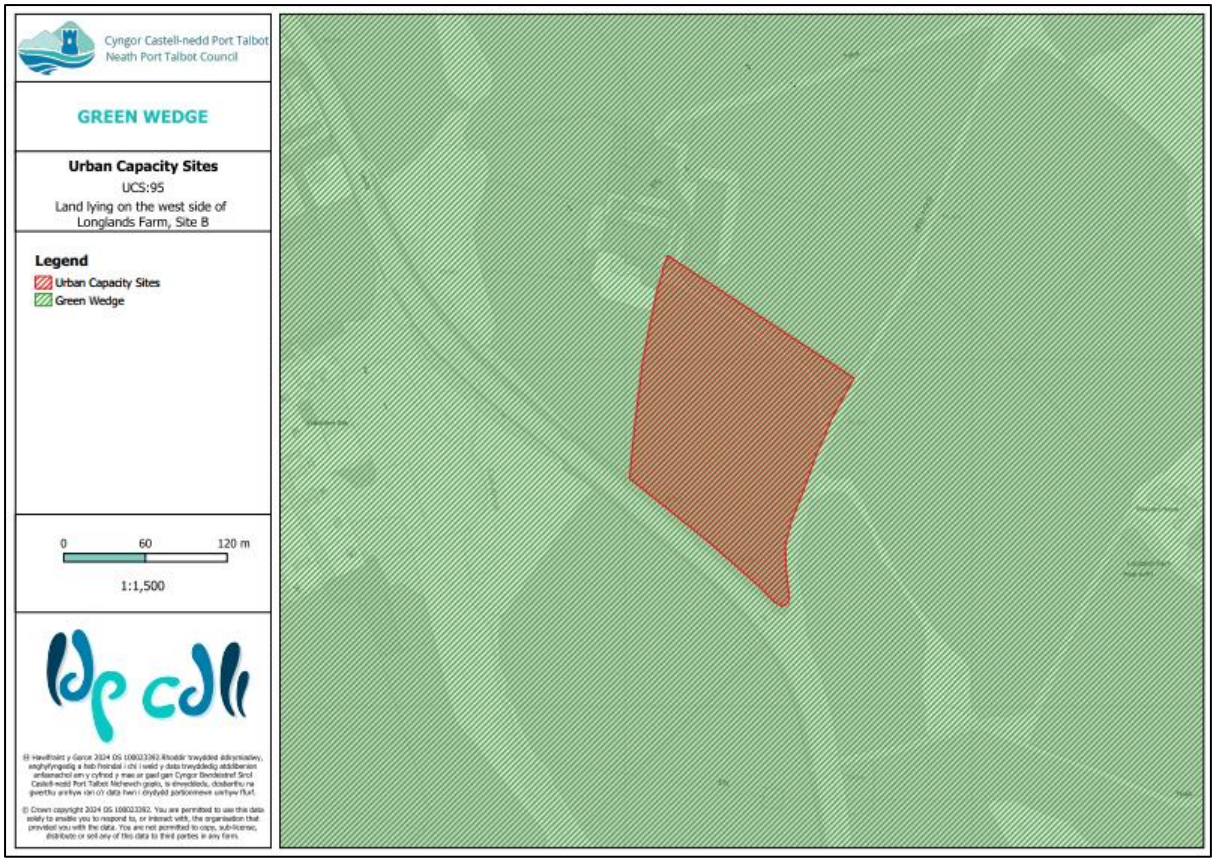
RLDP/N/UC015: Land South of Fabian Way



This Candidate Site is not considered to be suitable for development as it is a SSSI, a national protected site. It has therefore not been assessed as part of the Green Wedge Assessment.

3.5. Margam Green Wedge

RLDP/PT/UC022: Land lying on the west side of Longlands Farm, Site B



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The boundaries to the Urban Capacity Site are mixed. Southern boundary: The boundary to the south of the site is formed of the A48. The field is also surrounded by hedgerows.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Eastern boundary: The eastern boundary is formed of hedgerows and Heol-Y-Glo road. Western boundary: The western boundary is formed of a hedgerow with a field entrance into the neighbouring field. Beyond this there is a dense well established tree line. Northern boundary: The boundary is formed of a hedgerow and lane to existing farm. The lane is open to the farm. There is however hedgerow on the other side of the lane.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the Urban Capacity Site would result in an isolated form of development between Coed Hirwaun and Pyle. Development of the Urban Capacity Site would not result in the physical connection of the settlements. There is currently a 1.2km narrow gap between Coed Hirwaun and Pyle and development of the site would reduce this gap by 58.3% to 0.5km. According to the Council's Green Wedge Methodology the existing gap is 'narrow' which would become 'essential', and the parcel plays a critical role in settlement separation. On the ground, there is a perception of separation between Coed Hirwaun and Pyle because of topography and trees.
Existing development:	There is no urban development within the proposed site.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The Urban Capacity Site does not join the existing urban area. The site joins the A48 and Heol y Glo. There is a farm joining the parcel.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The site is flat. Whilst the wider Green Wedge is open, topography and trees play a role in the separation of the settlements in this location.
Openness: How open is the area? This may be influenced by topography, built	Whilst the wider Green Wedge is open, topography and trees play a role in the separation of the settlements in this location.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
development, trees and hedgerows.	

Development of the Urban Capacity Site would not lead to the coalescence of settlements. Development of the Urban Capacity Site would however lead to an isolated form of development.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is no ribbon development along the A48. Development of the site would lead to an isolated form of development along the A48.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The site is isolated because it is not adjacent to an existing urban area.
Well connected? Two or more boundaries with the built-up area.	The site is not well connected because none of the site's boundaries are adjacent to an existing urban area.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The site will not 'round off' the settlement pattern due to the fact the site is isolated.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost	Yes. The Green Wedge provides a good existing barrier if lost. Development of the stie would lead to an isolated form of development within the Green Wedge.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
would result in urban sprawl.	
How well contained is the parcel?	The parcel is not contained. None of the boundaries of the parcel are contiguous with the existing urban area. As a result, the parcel is detached from – and poorly related to – the existing urban area.

Development of the Urban Capacity Site would not be a managed expansion of the urban area. Development of the Urban Capacity Site would lead to an isolated form of development.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	There is no defensible boundary between the site and the existing urban area because the site is not adjacent to existing urban development. Development of the site would result in an isolated form of development between the settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The site joins the A48 and Heol Y Glo Road. The site is undeveloped. None of the land area of the parcel is covered by built form/ urban features. There is an existing farm to the north east of the site. There are no Public Rights of Way within the site. However, there is one to the south of the site. The site is classified as Grade 2, Grade 3b and Grade 5 ALC.

The development is not adjacent to existing urban development. Therefore, it will create an isolated form of development between Coed Hirwaun and Pyle.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area:	The site is not adjacent to any historical features. It therefore plays no role in conserving the historic character or setting of the urban area. This site does not play a role in terms of maintaining the urban setting of Pyle or Coed Hirwaun because it is an

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	isolated from of the development away from the settlements.

The Urban Capacity Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

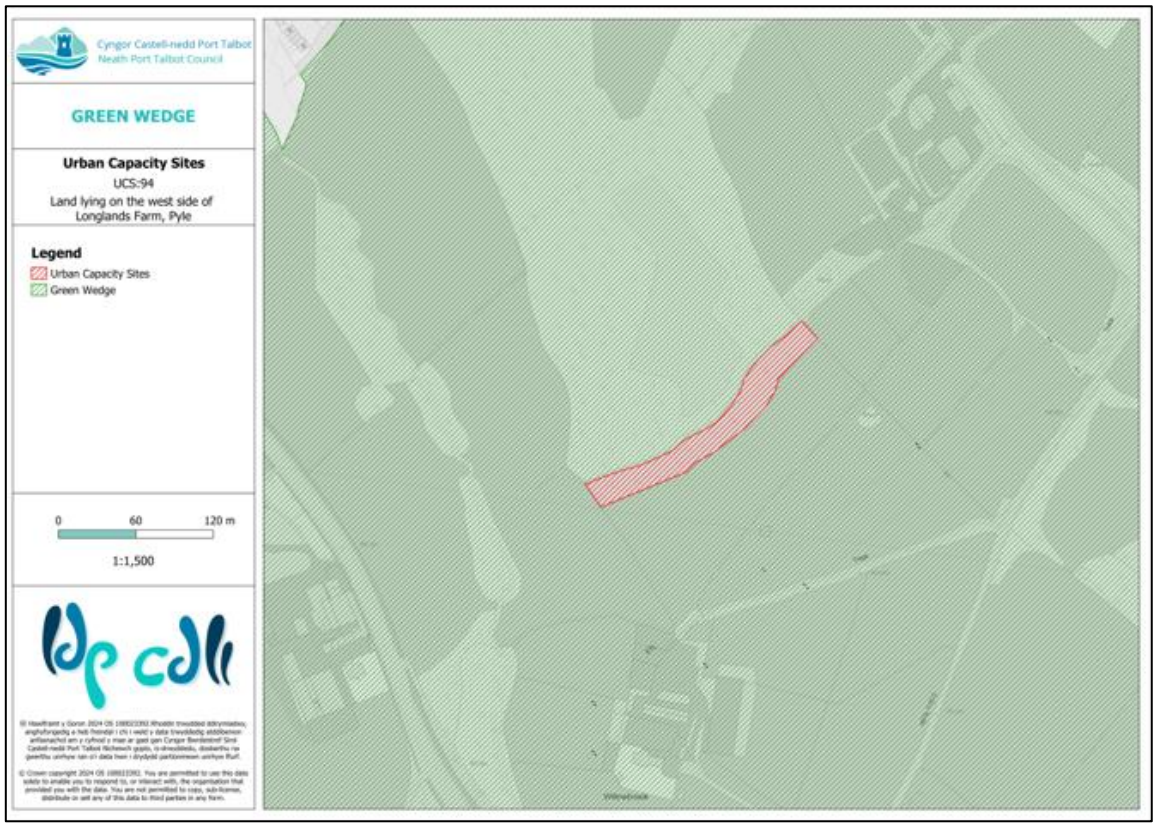
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

The Urban Capacity Site should not be released from the Green Wedge.

Whilst development of the Urban Capacity Site would not lead to the coalescence of settlements, development of the Urban Capacity Site would not lead to a managed expansion of the urban area as the Urban Capacity Site does not join the existing urban area and instead would form an isolated form of development.

RLDP/PT/UC021: Land lying on the west side of Longlands Farm, Pyle



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site boundaries are mixed. Eastern boundary: The boundary to the east is weak because there is no identifiable boundary between the site and the remainder of the field. Northern boundary: The boundary to the north is strong due to the well-established woodland.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Western boundary: The boundary to the west is strong due to the woodland. Southern boundary: The boundary to the south is strong due to a tree line and clear field boundary.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development of the Urban Capacity Site would lead to an isolated form of development between Coed Hirwaun and Pyle. The development would not lead to the coalescence of the settlements. Currently, the gap between Coed Hirwaun and Pyle is 1.2km. Development of the site would reduce this by 75% to 0.3km. In accordance with the Council's Green Wedge Methodology, the gap which is currently narrow would become essential and the parcel plays a critical role in this separation. On the ground, there is a perception of separation due to trees preventing the visibility of each settlement.
Existing development: What development currently exists in the area of Green Wedge, including road linkages	There is no urban development within the proposed site. The site does not join the urban area. Within the wider area there is very limited urban development other than a small number of farm buildings.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Whilst the wider Green Wedge is open, topography and trees play a role in the separation of the settlements in this location.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Whilst the wider Green Wedge is open, topography and trees play a role in the separation of the settlements in this location.

Development of the Urban Capacity Site would not lead to the coalescence of settlements. Development of the Urban Capacity Site would however lead to an isolated form of development.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is currently no ribbon development in the area. Development of the site would not lead to ribbon development. Development of the site would lead to an isolated form of development.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The development will be an isolated form of development. This is because it is not near existing development.
Well connected? Two or more boundaries with the built-up area.	The site is not well connected because none of the site boundaries are adjacent to existing development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Round off the settlement pattern? Would development 'round off' the settlement pattern?	It will not round of the settlement pattern because the site is not adjacent to existing settlement.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	Development of the Urban Capacity Site would lead to an isolated form of development within the Green Wedge.
How well contained is the parcel?	The parcel is not contained. None of the boundary of the parcel is contiguous with the existing urban area. As a result, the site is detached from – and poorly related to – the existing urban concentration.

Development of the Urban Capacity Site would not be a managed expansion of the urban area. Development of the Urban Capacity Site would lead to an isolated form of development.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	There is no defensible boundary between the site and the existing urban area because it is not adjacent to existing development. Development of the Urban Capacity Site would lead to an isolated form of development within the Green Wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped. The site does not join the existing urban area. The site joins areas of woodland. While there are no Public Rrights of Way within the site there is one approx. 230m to the north of the site. The site is classified as Grade 2, Grade 3b, Grade 5 and non-agricultural ALC.

The development is not adjacent to existing urban development. Therefore, it will create an isolated form of development between Coed Hirwaun and Pyle. Development of this parcel would extend development beyond the existing well

defined settlement limit. Therefore leading potentially to greater countryside encroachment in this location.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not near any historical features and therefore plays no role in conserving the historic character of the area. This site does not play a role in terms of maintaining the urban setting of Pyle or Coed Hirwaun because it is an isolated from of the development.

The Urban Capacity Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

The Urban Capacity Site should not be released from the Green Wedge.

Whilst development of the Urban Capacity Site would not lead to the coalescence of settlements, development of the Urban Capacity Site would not lead to a managed expansion of the urban area as the Urban Capacity Site does not join the existing urban area and instead would form an isolated form of development

RLDP/PT/UC019: Graig Madoc



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site boundaries are strong. <u>Southern boundary:</u> The boundary to the south of the site is strong due to the railway line and an established tree line. <u>Northern boundary:</u> The boundary to the north of the site is formed of a railway line and a single-lane tack. Additionally, there is a well-established trees and hedgerows on the eastern side which becomes sparser further west.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Western boundary: The boundary to the west is formed of a watercourse running along the site boundary and a well-established tree line. Eastern boundary: The boundary to the east of the site is formed of a well-established tree line and the River Cynffig. Further to the east is residential development in Pyle. This is however separated by the dense tree belt.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Green Wedge in this location seeks to maintain settlement separation between Coed Hirwaun and Pyle and Margam and Pyle. Currently, the gap between Coed Hirwaun and Pyle is 1.3km. Development of this site will reduce this gap by 7.6% to 1.2km. In accordance with the Council's Green Wedge Methodology, the gap between the parcels is narrow but the parcel only playa a limited role in settlement separation. On the ground, Coed Hirwaun is not visible because of trees. The Urban Capacity Site is set away from the A48 which connects the settlements and has dense tree boundaries. Development would therefore not impact upon the coalescence of settlements.
Existing development:	The Urban Capacity Site does not join the urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	There is very limited development within the site apart from a farm track and farm buildings. There are railway lines to the north and south of the site. Within the wider Green Wedge there are also a number of farms and tracks. Pyle is located to the east of the site. Due to the strong tree belt, it is quite separate to the Urban Capacity Site.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Whilst the Green Wedge is relatively flat and open, there are areas of dense trees and topography changes between the parcel and Coed Hirwaun. Topography and openness therefore does not play a key role in the separation of the settlements in this location.
Openness: How open is the area? This may be influenced by topography, built	Whilst the Green Wedge is relatively flat and open, there are areas of dense trees and topography changes between the parcel and Coed Hirwaun. Topography and openness therefore does not play a key role in the separation of the settlements in this location.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
development, trees and hedgerows.	

Development of the Urban Capacity Site will not result in the coalescence of the settlements of Margam and Pyle or Pyle and Coed Hirwaun. Development of the Urban Capacity Site would however lead to an isolated form of development.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is no ribbon development near the site and the development would not lead to the creation of ribbon development.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Whilst development is within close proximity to Pyle, it is separated by a dense band of trees. Development of the Urban Capacity Site would 'jut out' into the open countryside.
Well connected? Two or more boundaries with the built-up area.	Whilst the Urban Capacity Site is in close proximity to Pyle, it is separated by a dense band of trees. The Urban Capacity Site is therefore not well connected to the existing built-up area.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	No the development of this site will not round of the settlement pattern. This is because the development will 'jut out' into the open countryside.
Provide a good existing barrier:	The Green Wedge provides a good existing barrier if lost would result in urban sprawl into the open countryside.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	
How well contained is the parcel?	The parcel is not contained. Little or of the boundary of the parcel is contiguous with the existing urban area. As a result, the majority of the parcel is largely detached from – and poorly related to – the existing urban concentration.

Development of the Urban Capacity Site will not result in a managed expansion of the urban area. The Urban Capacity Site is separated from Pyle by a very dense belt of trees and the River Cynfig.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing	Whilst the Urban Capacity Site has strong defensive boundaries, development of the Urban Capacity Site will not result in the creation of a strong defensive boundary between the settlement and the Green Wedge as the Urban Capacity Site dies not join the settlement limit.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Instead, development would result in an isolated form of development jutting out from the existing settlement due to the dense tree belt between Pyle and the Urban Capacity Site.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped with very little built form other than Llanmihangel Farm. There is a PRoW passing north south through the middle of the site. The site is classified as Grade 2, Grade 3b, Grade 4, non-agricultural and urban ALC.

Whilst the Urban Capacity Site has strong defensive boundaries, development of the Urban Capacity Site will not result in the creation of a strong defensive boundary between the settlement and the Green Wedge as the Urban Capacity Site dies not join the settlement limit. Instead, development would result in an isolated form of development jutting out from the existing settlement due to the dense tree belt between Pyle and the Urban Capacity Site.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is adjacent to two Listed Buildings and a Scheduled Ancient Monument. The listed building and the ancient monument at the southeastern end of the site would not be affected by the development. This is because trees provide a natural barrier. Therefore, this site can be described as playing a limited role in conserving the historic character. The listed building at the northwestern side of the site would not be affected by the development of the site due to trees and hedgerows creating a natural barrier. Therefore, this site can be described as playing a limited role in conserving the historic character. The Urban Capacity Site does not play a role in maintaining the urban setting of Pyle. This is because the site is not visible due to the strong defensible boundaries which surround the site.

The Urban Capacity Site plays a limited role in preserving and conserving the character of the surrounding area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

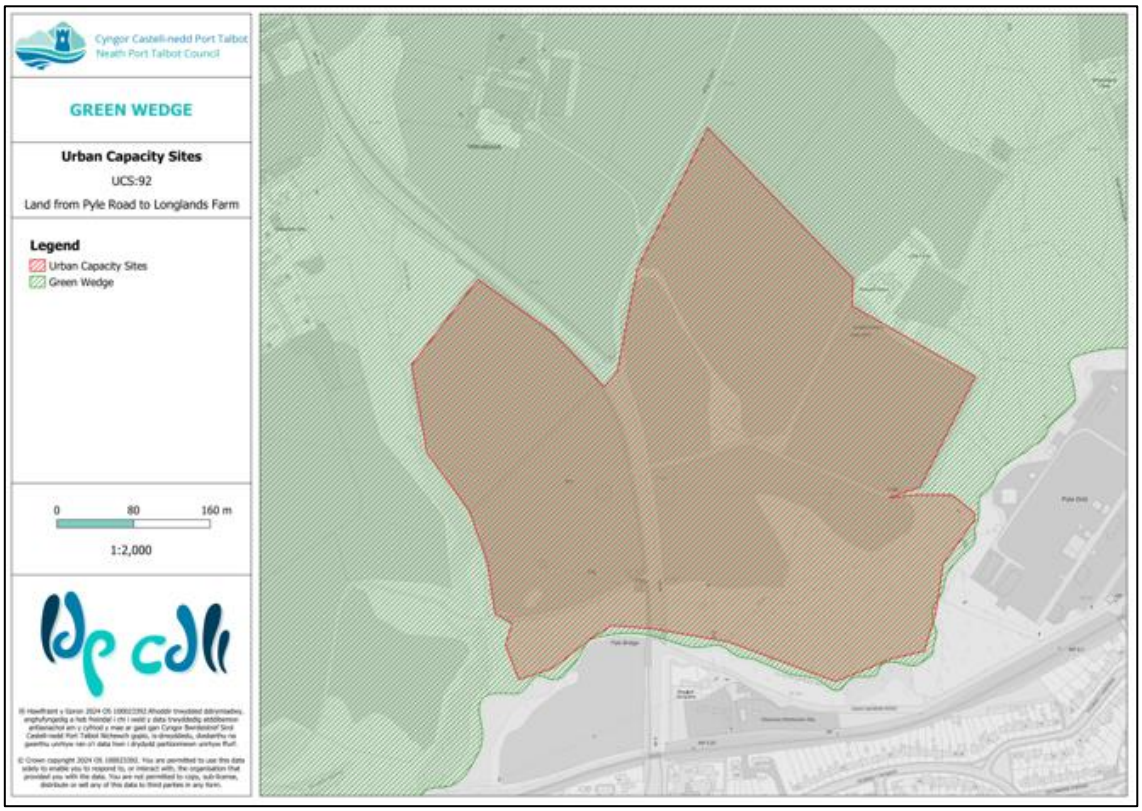
Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

The Urban Capacity Site should not be released from the Green Wedge. Whilst development of the Urban Capacity Site will not result in the coalescence of the settlements of Margam and Pyle or Margam and Coed Hirwaun. Development of the Urban Capacity Site would lead to an isolated form of development between Pyle and Margam and Pyle and Coed Hirwaun. Development would result in an isolated form

of development jutting out from the existing settlement due to the dense tree belt between Pyle and the Urban Capacity Site.

RLDP/PT/UC020: Land from Pyle Road to Longlands Farm



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Candidate Site boundaries are relatively strong. Western boundary: The western boundary is defined by a strong dense band of trees and a watercourse. Southern boundary: The boundary to the south of the site is strong due to the Coal Brook watercourse and well-established trees.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Eastern boundary: The boundary is strong. At the southern end, there is a watercourse, woodland, and Pyle Grid station. At the northern end, there is Longland's farm, a farm track, and a row of trees. Northern boundary: The boundary to the north of the site is strong due to trees and hedgerows. The A48 and Heol-Y-Glo also run along the northern boundary. The A48 passes through the Urban Capacity Site. Development of the Urban Capacity Site would change the characteristic of this part of the Green Wedge. Whilst the boundaries to the A48 are relatively strong formed of well-established trees and hedgerow the parcels are visible from the A48.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Currently, the gap between Coed Hirwaun and Pyle is 1.3km which would be reduced by 46.9% to 0.69km. According to the Council's Green Wedge Methodology, the gap is currently a 'narrow gap' which would become an 'essential gap', and the parcel plays a critical role in maintaining the separation of the parcels. On the ground however there are topography changes and areas of dense trees which would retain the sense of separation between the parcels.
Existing development:	The Urban Capacity Site is separated from the existing settlement by a dense band of trees.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	There is no urban development within the proposed site apart from the A48 which runs through the middle of the site and connects Pyle to Coed Hirwaun. Hoel-Y-Glo also runs along the north which is a narrow country lane. The wider Green Wedge is very rural in character. However, there is sporadic development. This includes several farm buildings and Gypsy and traveller site.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	While the site is mainly flat it does rise steeply in the middle of the northern boundary. Therefore, the topography does play a role in preventing the coalescence of Coed Hirwaun and Pyle.
Openness: How open is the area? This may be influenced by topography, built	Whilst the wider Green Wedge is open, there are areas of topographical change and dense trees. Between the site and Coed Hirwaun there are topographical differences and areas of dense trees which play a role in preventing the coalescence of the settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
development, trees and hedgerows.	

Development of the Urban Capacity Site will not result in the coalescence of the settlements of Coed Hirwaun and Pyle.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	There is no ribbon development along the A48. Development of the site would lead to ribbon development along the A48 beyond the existing well defined settlement limit.
Isolated development:	The Urban Capacity Site is separated from Pyle by a dense belt of trees. These, the water course, and bridge, create a strong settlement boundary. Development beyond this area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
If the Candidate Site were to be developed would it lead to an isolated form of development?	would be more separate from the existing development in Pyle.
Well connected? Two or more boundaries with the built-up area.	As above, the Urban Capacity Site is separated from Pyle by a dense belt of trees. These, the water course, and bridge, create a strong settlement boundary. Development beyond this area would be more separate from the existing development in Pyle. The site is therefore not that well connected to Pyle. Development will 'jut out' into the Green Wedge.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Due to the reasons above, development will not 'round off' the settlement pattern because the site will 'jut out' into the open countryside.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost	The Green Wedge provides a good existing barrier if lost would result in urban sprawl into the open countryside.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
would result in urban sprawl.	
How well contained is the parcel?	The parcel is not well contained. The Urban Capacity Site is separated from the urban area by a dense belt of trees, railway, and watercourse. None of the boundary of the parcel is contiguous with the existing urban area. As a result, the parcel is largely detached from – and poorly related to – the existing urban concentration.

Development of the Urban Capacity Site would not be a managed form of urban expansion. While the Urban Capacity Site is close to development in Pyle it is separated by a dense belt of trees, railway line and watercourse. Development will extend beyond the existing well defined settlement limit into an area of countryside and will therefore 'jut out' into the countryside and not help 'round off' the settlement pattern.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary:	Whilst Urban Capacity Site has good boundaries. Development of this parcel would extend development

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	beyond the existing well-defined settlement/ Green Wedge boundary into a more open area of the wider countryside.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The Urban Capacity Site is undeveloped. However, the A48 passes through the parcel. The parcel is formed of trees, hedgerows, and fields. There is a Public Rights of Way running through the southern end of the parcel. The site is classified as Grade 2, Grade 3b, Grade 4, Grade 5, and non-agricultural ALC.

Whilst Urban Capacity Site has good boundaries. Development of this parcel would extend development beyond the existing well-defined settlement/ Green Wedge boundary into a more open area of the wider countryside.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is not adjacent to any historical features and therefore plays no role in terms of conserving the setting of heritage. The strong dense tree belt between the site, the watercourse and railway line bridge creates a strong defensive boundary between the existing settlement and the site. The Urban Capacity Site therefore plays no role in terms of the setting of Pyle. The Urban Capacity Site does however have a different character to existing settlement and forms part of the wider countryside.

The Urban Capacity Site plays no role in conserving the historic character or setting of the urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

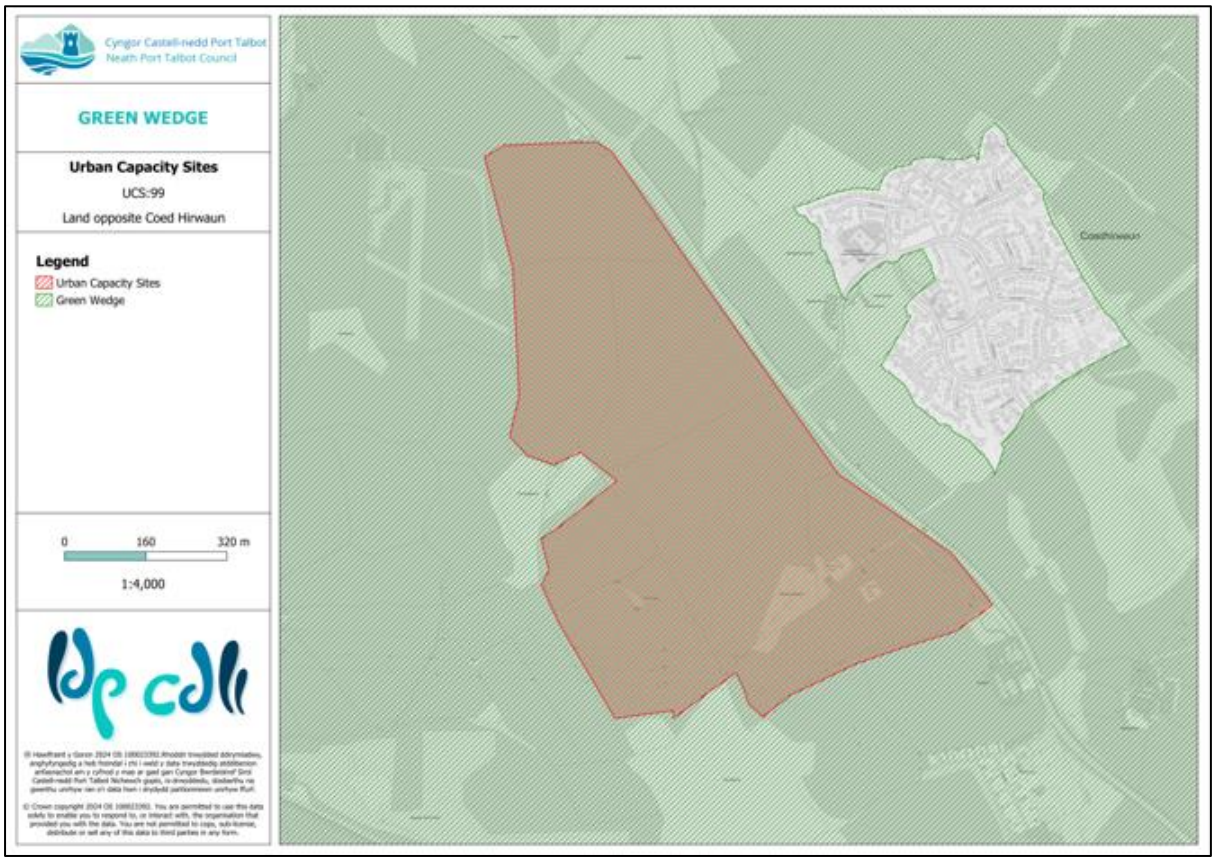
All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

The Urban Capacity Site should not be released from the Green Wedge.

Whilst development of the Urban Capacity Site would not lead to the coalescence of settlements, development of the Urban Capacity Site would not lead to a managed expansion of the urban area as the Urban Capacity Site does not join the existing

urban area. Development of the Urban Capacity Site would result in development beyond the existing well defined settlement limit.

RLDP/PT/UC024: Land opposite Coed Hirwaun



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The boundaries to the site are mixed. Northern boundary: The boundary to the north of the site is formed of hedgerow. Eastern boundary: The boundary to the east of the site is formed of the A48 and hedgerows. There is some intervisibility between the parcel and the A48.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Southern boundary: The boundary to the south is formed of established hedgerows and a small woodland. Western boundary: The boundary to the west is formed of established hedgerows and a small woodland.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Development would not lead to the coalescence of the settlements. Development of the Urban Capacity Site would lead to an isolated form of development as the site is on the opposite side and does not join Coed Hirwaun. Given that it is on the opposite side to Coed Hirwaun, the parcel plays more of a role in separating the settlements of Margam and Pyle. Currently, there is a 5.2km gap between Margam and Pyle. The development of this site will reduce the gap with Margam by 42.3% to 3km which would be considered a wide gap. In accordance with the Council's Green Wedge Methodology, the gap is currently wide and would remain wide, but the parcel would play a critical role in settlement separation. On the ground, there is a perception of separation due to the intervening fields and built form (albeit within the Green Wedge). Given the existing development in Coed Hirwaun there is already a narrower gap than the 5.2km.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	The Urban Capacity Site does not join the urban area. Development of the site would result in an isolated form of development between Coed Hirwaun and Pyle. There is limited built development within the proposed site. The A48 runs along the northern boundary connecting Pyle to Margam. Within the wider area, there are some sporadic farm buildings, sparse residential housing, solar farm, and gypsy and traveller accommodation. Eglwys Nunydd is also within relatively close proximity. The site is located on the opposite Coed Hirwaun.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The site is predominantly flat. Therefore, the topography does not prevent the coalescence between settlements. Whilst this area of the Green Wedge is open, between Pyle and Coed Hirwaun there are topographical differences and areas of dense trees which play a role in preventing the coalescence of the settlements. Whilst development would be visible in the wider landscape, it would not have an impact upon the physical separation of the settlements.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	As above, whilst this area of the Green Wedge is open, between Pyle and Coed Hirwaun there are topographical differences and areas of dense trees which play a role in preventing the coalescence of the settlements. Whilst development would be visible in the wider landscape, it would not have an impact upon the physical separation of the settlements.

Development of the Urban Capacity Site would not result in the coalescence of the settlements of Pyle and Coed Hirwaun. Whilst the wider Urban Capacity Site has been considered to be suitable for development, development of this parcel alone would create an isolated form of development.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily	There is no ribbon development along the A48 . Development of the parcel would lead to an isolated form of development along the A48.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
along roads. Does the area of green wedge contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The development of this site would create an isolated development because none of the site's boundaries are adjacent to existing development.
Well connected? Two or more boundaries with the built-up area.	The site is not well connected because none of the site's boundaries are adjacent to existing development.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	This site will not 'round off' the settlement pattern because it is not adjacent to an existing settlement.
Provide a good existing barrier:	Development of the Urban Capacity Site would lead to an isolated form of development within the Green Wedge.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	
How well contained is the parcel?	This parcel is not contained. None of the boundaries of the parcel are contiguous with the existing urban area. As a result, the parcel is detached from – and poorly related to – the existing urban area

Whilst the wider Urban Capacity Site has been considered to be suitable for development, development of this parcel alone would create an isolated form of development and therefore not a managed expansion of the urban area as the site does not join the urban area.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing	There is no defensible boundary between the existing urban area and the Green Wedge in this location because none of the site's boundaries are adjacent to existing urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Instead, development of the Urban Capacity Site would lead to an isolated form of development within the Green Wedge.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped. Less than 10% of the land area of the parcel is covered by built form/ urban features. The only built development is Whitmore Lodge and Plantation, the residential property of Cae Coed, and a wind turbine. There are no Public Rights of Way within or in close proximity to the site. The site is classified as Grade 2, Grade 3b and non-agricultural ALC.

Whilst the wider Urban Capacity Site has been considered to be suitable for development, development of this parcel alone would create an isolated form of development. Development would therefore not create a strong defensive boundary with the existing urban area.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is adjacent to a listed Milepost. However, the parcel plays a limited role in terms of maintaining the historic character. This is because of the feature is small and does not dominate the landscape. The site is also near Margam Park. However, the parcel plays a limited role in maintaining the historic character because the site and the park are separated by a woodland area which prevents it from being viable. The site is not adjacent to Margam, Coed Hirwaun or Pyle and therefore plays no role in the setting of these areas.

The Urban Capacity Site plays a limited role in the historic setting and no specific role in the urban setting.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

The Urban Capacity Site has been considered to be suitable for Green Wedge release as part of the wider Candidate Site promotion in this area. **Development of this parcel alone would not be considered to be suitable for Green Wedge release** as it would lead to an isolated form of development.

RLDP/PT/UC016: Land at Eglwys Nunydd – Site 1



Parts of the Urban Capacity Site (RLDP/PT/UC025 and RLDP/PT/0030) have been assessed as being suitable for release from the Green Wedge.

Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Overall, the Urban Capacity Site has mixed boundaries. Northern boundary: The boundary to the north of the site is mixed. It is comprised of the A48, fence, stone walls, hedge, and residential development with a border of tall

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	well-established trees. There is a high degree of intervisibility into the parcel. Eastern boundary: The boundary is mixed. It is comprised of the A48, hedgerows, fence, and small woodland areas. In parts there is a high degree of intervisibility into the parcel. Western boundary: The boundary to the west is mixed. Formed of Water Street, residential house, tracks, Eglwys Nunydd, former driving range, hedgerows, and trees. Southern boundary: The boundary is made up of established hedgerows separating the site from the neighbouring fields.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Currently, the gap between Margam and Pyle is 5.4km which is a wide gap. Taking into consideration the Green Wedge Methodology, development of this site would reduce the gap with Pyle to 2.3km and the gap to Margam to 1.8km. The gap to Pyle would be reduced by 57% suggesting that the parcel plays a critical role in the settlement separation gap. The gap to Margam would be reduced by 66% suggesting similarly that the parcel plays a critical role in the settlement separation.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Between both settlements there are several areas of existing built form such as development around Longlands Recreation Ground and Crematorium. The M4 motorway also passes through the gap. There are topography changes and there are areas of well-established trees and woodland. Coed Hirwaun also lies to the east of the site. These all play a role in terms of the separation of the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	There is no urban development within the proposed site. The Urban Capacity Site adjoins the existing development at Eglwys Nunydd and Afan Landscapes. These are however not in the settlement limit. Within the wider Green Wedge, there is sporadic development. The A48, M4 and B4283 run through the Green Wedge.
Topography: Does the topography of the area serve a	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
purpose in the avoidance of coalescence between settlements?	Whilst there are views from certain vantage points, these characteristics somewhat limit the connection between the settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography. Whilst there are views from certain vantage points, these characteristics somewhat limit the connection between the settlements.

Development of the Urban Capacity Site will not lead to the coalescence of the settlements of Margam and Pyle.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications	There are currently sporadic pockets of development along the A48 and Water Street. Development of the site would be visible and would result in ribbon development along these roads.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If Eglwys Nunydd were included within the settlement limit it, development of this site would not be isolated development.
Well connected? Two or more boundaries with the built-up area.	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If Eglwys Nunydd were included within the settlement limit, the site would not be well connected.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If Eglwys Nunydd were included within the settlement limit, development of this site would not round off the existing settlement pattern.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If this area were included within the settlement limit, it is not considered that the parcel would help to create a strong defensive boundary.
How well contained is the parcel?	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If Eglwys Nunydd were included within the settlement limit, the parcel would not be well contained by the existing settlement.

Development of the Urban Capacity Site would not lead to a managed expansion of the urban area. The Urban Capacity Site is adjacent to Eglwys Nunydd which is not currently within the settlement limit. As part of work to inform the Deposit Plan, consideration will be given to putting a settlement limit around Eglwys Nunydd. It is not considered that this parcel would be included within the settlement limit as it would not round off the existing settlement pattern, would not be well contained within the existing settlement and create a large countryside expansion.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The Urban Capacity Site does not form part of a strong defensible boundary between the urban area and the Green Wedge as the site does not join the urban area. Whilst the site is adjacent to Eglwys Nunydd this is not within the settlement limit. Ahead of the Deposit Plan, consideration will be given to the addition of a settlement limit around the existing development at Eglwys Nunydd taking into consideration the Candidate Sites promoted for development. If a settlement boundary was proposed around Eglwys Nunydd, it is considered that the development of this parcel would not create a strong defensible boundary. This is because the area is characterised by large open fields.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the	The site is undeveloped. Less than 10% of the land area of the parcel is covered by built form / urban features. It is formed of fields, trees, and hedgerows. There is no Public Rights of Way running through the site. The site is classified as Grade 2, Grade 3b, and non-agricultural ALC.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
grade of agricultural land.	

Whilst the site joins Eglwys Nunydd this is not within the urban area. Development of the Urban Capacity Site would therefore result in countryside encroachment as the site does not join the existing urban area. If a settlement boundary was proposed around Eglwys Nunydd, it is considered that the development of this parcel would not create a strong defensible boundary and therefore further countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the	The majority of the site is located within a Landscape of Historic Importance. The site is also located adjacent to a Mile Post, Listed Building and a Historic Park and Garden. There are however trees and woodlands which create a natural barrier shielding the historic features. In terms of the setting of the urban area, the site is not adjacent to an urban area and therefore plays no role in this function. The site therefore plays a limited role in terms of the setting of the historic environment and urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
area provide a landscape setting for an adjacent urban area?	

The Urban Capacity Site plays a limited role in terms of the setting of the historic environment and urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
no significance in relation to this characteristic.	

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Parts of the parcel (RLDP/PT/0030 and RLDP/PT/025) have been identified separately as being suitable for release from the Green Wedge.

The remainder of the parcel **is not considered to be suitable for release from the Green Wedge**.

Whilst development of the Urban Capacity Site would not lead to the coalescence of the settlements of Margam and Pyle, development of the site would not result in a managed expansion of the urban area.

RLDP/PT/UC017: Land at Eglwys Nunydd - Site 2



Parts of the Urban Capacity Site (RLDP/PT/UC025 and RLDP/PT/0030) have been assessed as being suitable for release from the Green Wedge.

Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Overall, the Urban Capacity Site has mixed boundaries. Northern boundary: The boundary to the north of the site is mixed. It is comprised of the A48, fence, stone walls, hedge, and residential development with a border of tall

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	well-established trees. There is a high degree of intervisibility into the parcel. Eastern boundary: The boundary is mixed. It is comprised of the A48, hedgerows, fence, and small woodland areas. In parts there is a high degree of intervisibility into the parcel. Western boundary: The boundary to the west is mixed. Formed of Water Street, residential house, tracks, Eglwys Nunydd, former driving range, hedgerows, and trees. Southern boundary: The boundary is made up of established hedgerows separating the site from the neighbouring fields.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Currently, the gap between Margam and Pyle is 5.4km which is a wide gap. Taking into consideration the Green Wedge Methodology, development of this site would reduce the gap with Pyle to 2.3km and the gap to Margam to 1.8km. The gap to Pyle would be reduced by 57% suggesting that the parcel plays a critical role in the settlement separation gap. The gap to Margam would be reduced by 66% suggesting similarly that the parcel plays a critical role in the settlement separation.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Between both settlements there are several areas of existing built form such as development around Longlands Recreation Ground and Crematorium. The M4 motorway also passes through the gap. There are topography changes and there are areas of well-established trees and woodland. Coed Hirwaun also lies to the east of the site. These all play a role in terms of the separation of the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	There is no urban development within the proposed site. The Urban Capacity Site adjoins the existing development at Eglwys Nunydd and Afan Landscapes. These are however not in the settlement limit. Within the wider Green Wedge, there is sporadic development. The A48, M4 and B4283 run through the Green Wedge.
Topography: Does the topography of the area serve a	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
purpose in the avoidance of coalescence between settlements?	Whilst there are views from certain vantage points, these characteristics somewhat limit the connection between the settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography. Whilst there are views from certain vantage points, these characteristics somewhat limit the connection between the settlements.

Development of the Urban Capacity Site will not lead to the coalescence of the settlements of Margam and Pyle.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications	There are currently sporadic pockets of development along the A48 and Water Street. Development of the site would be visible and would result in ribbon development along these roads.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If Eglwys Nunydd were included within the settlement limit, development of this site would not be isolated development.
Well connected? Two or more boundaries with the built-up area.	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If Eglwys Nunydd were included within the settlement limit, the site would not be well connected.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If Eglwys Nunydd were included within the settlement limit, development of this site would not round off the existing settlement pattern.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If this area were included within the settlement limit, it is not considered that the parcel would help to create a strong defensive boundary.
How well contained is the parcel?	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If Eglwys Nunydd were included within the settlement limit, the parcel would not be well contained by the existing settlement.

Development of the Urban Capacity Site would not lead to a managed expansion of the urban area. The Urban Capacity Site is adjacent to Eglwys Nunydd which is not currently within the settlement limit. As part of work to inform the Deposit Plan, consideration will be given to putting a settlement limit around Eglwys Nunydd. It is not considered that this parcel would be included within the settlement limit as it would not round off the existing settlement pattern, would not be well contained within the existing settlement and create a large countryside expansion.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The Urban Capacity Site does not form part of a strong defensible boundary between the urban area and the Green Wedge as the site does not join the urban area. Whilst the site is adjacent to Eglwys Nunydd this is not within the settlement limit. Ahead of the Deposit Plan, consideration will be given to the addition of a settlement limit around the existing development at Eglwys Nunydd taking into consideration the Candidate Sites promoted for development. If a settlement boundary was proposed around Eglwys Nunydd, it is considered that the development of this parcel would not create a strong defensible boundary. This is because the area is characterised by large open fields.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the	The site is undeveloped. Less than 10% of the land area of the parcel is covered by built form / urban features. It is formed of fields, trees, and hedgerows. There is no Public Rights of Way running through the site. The site is classified as Grade 2, Grade 3b, and non-agricultural ALC.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
grade of agricultural land.	

Whilst the site joins Eglwys Nunydd this is not within the urban area. Development of the Urban Capacity Site would therefore result in countryside encroachment as the site does not join the existing urban area. If a settlement boundary was proposed around Eglwys Nunydd, it is considered that the development of this parcel would not create a strong defensible boundary and therefore further countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the	The majority of the site is located within a Landscape of Historic Importance. The site is also located adjacent to a Mile Post, Listed Building and a Historic Park and Garden. There are however trees and woodlands which create a natural barrier shielding the historic features. In terms of the setting of the urban area, the site is not adjacent to an urban area and therefore plays no role in this function. The site therefore plays a limited role in terms of the setting of the historic environment and urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
area provide a landscape setting for an adjacent urban area?	

The Urban Capacity Site plays a limited role in terms of the setting of the historic environment and urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
no significance in relation to this characteristic.	

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Parts of the parcel (RLDP/PT/0030 and RLDP/PT/025) have been identified separately as being suitable for release from the Green Wedge.

The remainder of the parcel **is not considered to be suitable for release from the Green Wedge**.

Whilst development of the Urban Capacity Site would not lead to the coalescence of the settlements of Margam and Pyle, development of the site would not result in a managed expansion of the urban area.

RLDP/PT/UC018: Land at Eglwys Nunydd - Site 3



Parts of the Urban Capacity Site (RLDP/PT/UC025 and RLDP/PT/0030) have been assessed as being suitable for release from the Green Wedge.

Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	Overall, the Urban Capacity Site has mixed boundaries. Northern boundary: The boundary to the north of the site is mixed. It is comprised of the A48, fence, stone walls, hedge, and residential development with a border of tall

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	well-established trees. There is a high degree of intervisibility into the parcel. Eastern boundary: The boundary is mixed. It is comprised of the A48, hedgerows, fence, and small woodland areas. In parts there is a high degree of intervisibility into the parcel. Western boundary: The boundary to the west is mixed. Formed of Water Street, residential house, tracks, Eglwys Nunydd, former driving range, hedgerows, and trees. Southern boundary: The boundary is made up of established hedgerows separating the site from the neighbouring fields.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Currently, the gap between Margam and Pyle is 5.4km which is a wide gap. Taking into consideration the Green Wedge Methodology, development of this site would reduce the gap with Pyle to 2.3km and the gap to Margam to 1.8km. The gap to Pyle would be reduced by 57% suggesting that the parcel plays a critical role in the settlement separation gap. The gap to Margam would be reduced by 66% suggesting similarly that the parcel plays a critical role in the settlement separation.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Between both settlements there are several areas of existing built form such as development around Longlands Recreation Ground and Crematorium. The M4 motorway also passes through the gap. There are topography changes and there are areas of well-established trees and woodland. Coed Hirwaun also lies to the east of the site. These all play a role in terms of the separation of the settlements.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	There is no urban development within the proposed site. The Urban Capacity Site adjoins the existing development at Eglwys Nunydd and Afan Landscapes. These are however not in the settlement limit. Within the wider Green Wedge, there is sporadic development. The A48, M4 and B4283 run through the Green Wedge.
Topography: Does the topography of the area serve a	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
purpose in the avoidance of coalescence between settlements?	Whilst there are views from certain vantage points, these characteristics somewhat limit the connection between the settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	On the whole this area of the Green Wedge is relatively flat and open. There are however areas of dense trees and woodland and areas with higher and lower topography. Whilst there are views from certain vantage points, these characteristics somewhat limit the connection between the settlements.

Development of the Urban Capacity Site will not lead to the coalescence of the settlements of Margam and Pyle.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications	There are currently sporadic pockets of development along the A48 and Water Street. Development of the site would be visible and would result in ribbon development along these roads.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If Eglwys Nunydd were included within the settlement limit, development of this site would not be isolated development.
Well connected? Two or more boundaries with the built-up area.	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If Eglwys Nunydd were included within the settlement limit, the site would not be well connected.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If Eglwys Nunydd were included within the settlement limit, development of this site would not round off the existing settlement pattern.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If this area were included within the settlement limit, it is not considered that the parcel would help to create a strong defensive boundary.
How well contained is the parcel?	The site is adjacent to existing residential development. However, this is not located within a settlement limit. If Eglwys Nunydd were included within the settlement limit, the parcel would not be well contained by the existing settlement.

Development of the Urban Capacity Site would not lead to a managed expansion of the urban area. The Urban Capacity Site is adjacent to Eglwys Nunydd which is not currently within the settlement limit. As part of work to inform the Deposit Plan, consideration will be given to putting a settlement limit around Eglwys Nunydd. It is not considered that this parcel would be included within the settlement limit as it would not round off the existing settlement pattern, would not be well contained within the existing settlement and create a large countryside expansion

.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The Urban Capacity Site does not form part of a strong defensible boundary between the urban area and the Green Wedge as the site does not join the urban area. Whilst the site is adjacent to Eglwys Nunydd this is not within the settlement limit. Ahead of the Deposit Plan, consideration will be given to the addition of a settlement limit around the existing development at Eglwys Nunydd taking into consideration the Candidate Sites promoted for development. If a settlement boundary was proposed around Eglwys Nunydd, it is considered that the development of this parcel would not create a strong defensible boundary. This is because the area is characterised by large open fields.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the	The site is undeveloped. Less than 10% of the land area of the parcel is covered by built form / urban features. It is formed of fields, trees, and hedgerows. There is no Public Rights of Way running through the site. The site is classified as Grade 2, Grade 3b, and non-agricultural ALC.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
grade of agricultural land.	

Whilst the site joins Eglwys Nunydd this is not within the urban area. Development of the Urban Capacity Site would therefore result in countryside encroachment as the site does not join the existing urban area. If a settlement boundary was proposed around Eglwys Nunydd, it is considered that the development of this parcel would not create a strong defensible boundary and therefore further countryside encroachment.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the	The majority of the site is located within a Landscape of Historic Importance. The site is also located adjacent to a Mile Post, Listed Building and a Historic Park and Garden. There are however trees and woodlands which create a natural barrier shielding the historic features. In terms of the setting of the urban area, the site is not adjacent to an urban area and therefore plays no role in this function. The site therefore plays a limited role in terms of the setting of the historic environment and urban area.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
area provide a landscape setting for an adjacent urban area?	

The Urban Capacity Site plays a limited role in terms of the setting of the historic environment and urban area.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
no significance in relation to this characteristic.	

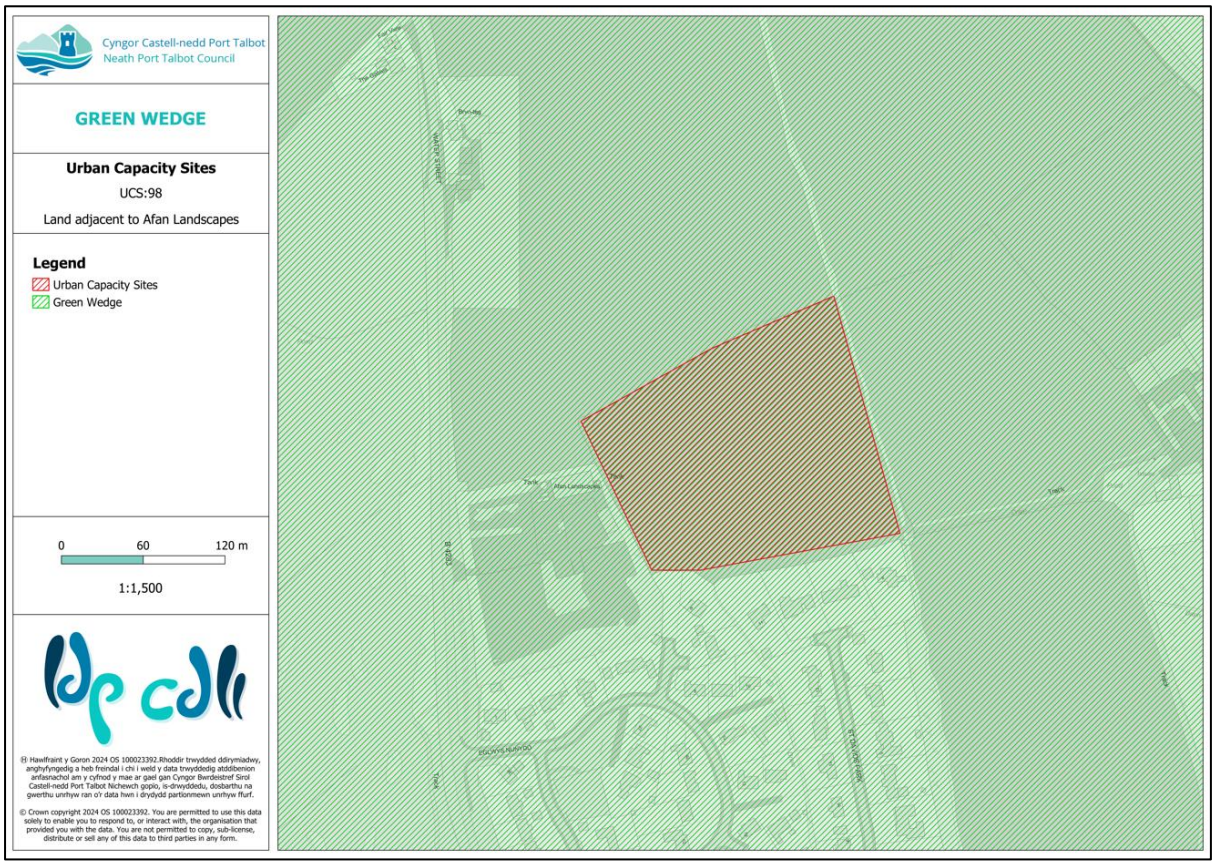
All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Parts of the parcel (RLDP/PT/0030 and RLDP/PT/025) have been identified separately as being suitable for release from the Green Wedge.

The remainder of the parcel **is not considered to be suitable for release from the Green Wedge**.

Whilst development of the Urban Capacity Site would not lead to the coalescence of the settlements of Margam and Pyle, development of the site would not result in a managed expansion of the urban area.

RLDP/PT/UC025: Land adjacent to Afan Landscapes



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The Urban Capacity Site has good boundaries. Northern boundary: The boundary to the north of the site formed of hedgerows and a single lane track. Eastern boundary: The boundary to the east is formed of a row trees and hedgerows creating a natural barrier separating the site from the surrounding fields.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Southern boundary: The boundary to the south is formed of the existing residential developments in Eglwys Nunydd. Western boundary: The boundary to the west of the site is formed of the existing Afan Landscapes and hedgerows.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	Currently, the gap between Margam and Pyle is 5.4km. The development of this site will reduce the gap with Margam by 59% to 2.2km. In accordance with the Council's Green Wedge Methodology, the settlement separation would remain wider, but the parcel would play a critical role in separation. The gap between the site and Pyle would be 2.7km. This would remain a wide gap. This is a closure of 50%, again critical. On the ground however, the site joins existing built form. Coed Hirwaun settlement is also within the Green Wedge.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements?	Both the A48 and the B4283 run through this area of green wedge and connect Pyle to development in Margam. There is no existing development within this area of the Green Wedge. The site joins existing development (outside of settlement limits) at Afan Landscapes and Eglwys Nunydd.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Does the area have certain urban characteristics? What is the nature of the urban edge?	Within the wider Green Wedge, there is sporadic development including gypsy site, farm and farm buildings, solar farm, wind turbine etc.
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The trees, adjoining built form surrounding the site, and wider topographical changes mean that the parcel plays a limited role in terms of the separation of the settlements.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	The trees, adjoining built form surrounding the site, and wider topographical changes mean that the parcel plays a limited role in terms of the separation of the settlements.

Development of the Urban Capacity Site would not result in the coalescence of the settlements of Margam and Coed Hirwaun.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	Development of this site would not lead to the creation of ribbon development.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Whilst Eglwys Nunydd is not within the settlement limit, the site joins existing built development. If Eglwys Nunydd were included in the settlement limit it is considered that development would round off the existing settlement pattern.
Well connected? Two or more boundaries with the built-up area.	Whilst Eglwys Nunydd is not within the settlement limit, the site is well connected to the existing built form because two of the sites' boundaries are adjacent to existing built development. If Eglwys Nunydd were included within the

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	settlement limit it is considered that the site would be well connected.
Round off the settlement pattern? Would development 'round off' the settlement pattern?	If a settlement limit were to be drawn around Eglwys Nunydd, the site would round off the existing settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	It is considered that if Eglwys Nunydd is removed from the settlement limit that development of the site would lead to the creation of a good defensive boundary between the parcel and Eglwys Nunydd.
How well contained is the parcel?	If a settlement limit were to be drawn around Eglwys Nunydd, it is considered that the settlement would be well contained by the existing development and by the tree boundaries to the site.

The Urban Capacity Site is adjacent to the built form within Eglwys Nunydd. Whilst currently this area does not a settlement limit, ahead of the Deposit Plan consideration will be given to drawing a settlement limit around this area taking into consideration the Candidate Sites promoted for development. Should a settlement

limit be drawn it is considered that that the development of this parcel would be a managed form of urban expansion given this parcel will help round of the settlement.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	The Urban Capacity Site joins the existing built development at Eglwys Nunydd. It is considered that should a settlement limit be drawn around the existing built development at Eglwys Nunydd that this parcel would help to create a strong defensive boundary to the urban area.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped. None of the land area of the parcel is covered by built form/ urban features. The Urban Capacity Site joins the existing settlement at Eglwys Nunydd. There is no Public Rights of Way within the site. However, one does adjoin the southeast corner. The site is classified as Grade 3b ALC.

It is considered that should a settlement limit be drawn around the existing built development at Eglwys Nunydd that this parcel would help to create a strong defensive boundary to the urban area.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is within close proximity to the Barn at Eglwys Nunydd – Grade II Listed Buildings. The site is located within Margam Mountain Site of Historic Importance. The site is located near Margam Historic Park and Garden. There are trees and woodlands which create a natural barrier shielding the development from the historic features. Therefore, the site plays more of a limited role in protecting the setting of these features. The Urban Capacity Site is well screened and tucked behind existing development. The Urban Capacity Site plays no role in the setting of the urban area.

The Urban Capacity Site plays a role in maintaining the historic setting of the landscape but no role in the urban setting.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

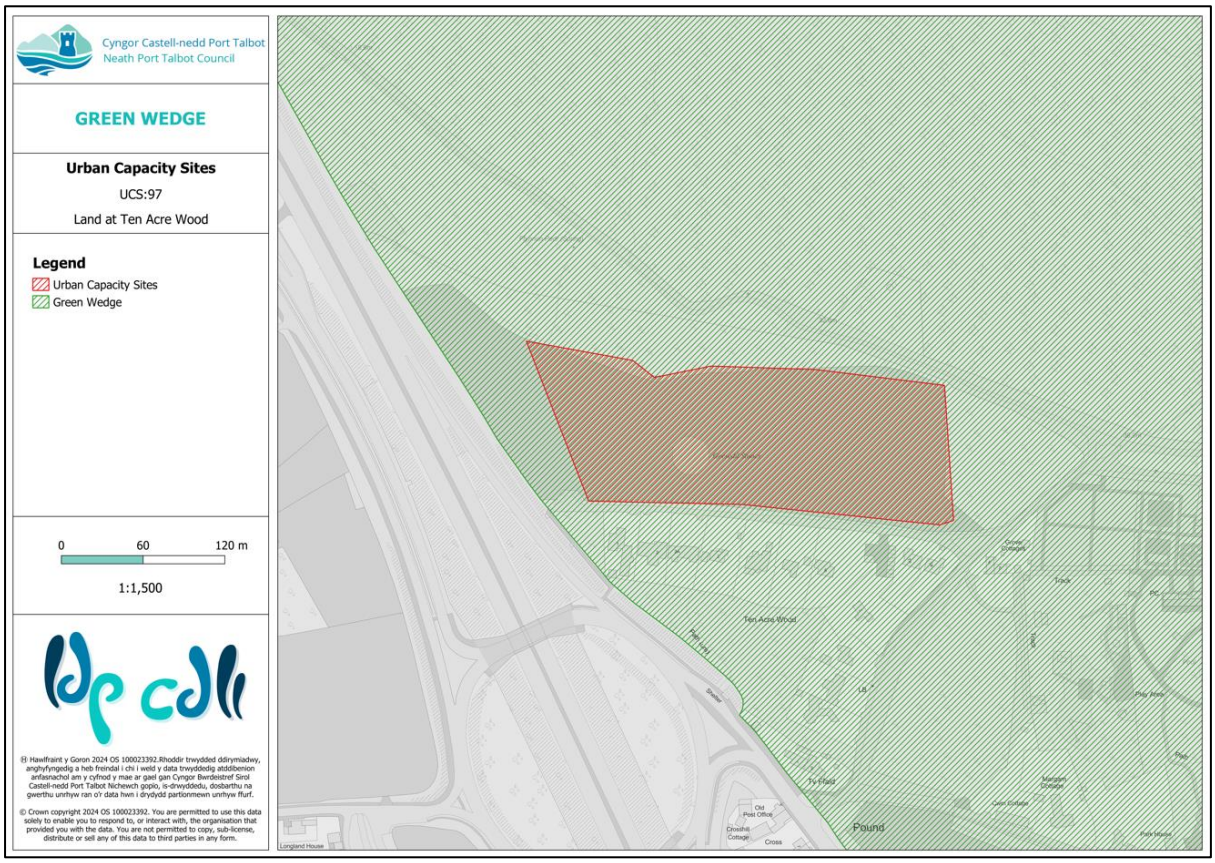
All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

The Urban Capacity Site is considered to be suitable for release from the Green Wedge.

Should a settlement limit be drawn around the existing built form at Eglwys Nunydd, it is considered that development of this site would form a managed expansion of the

urban area as the site is well connected to the existing area, would round off the settlement pattern and has good boundaries to prevent urban sprawl.

RLDP/PT/UC023: Land at Ten Acre Wood



Principle 1: Prevent the coalescence of large towns and cities with other settlements

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Barriers: What are the current barriers that make up the edges of the green wedge?	The parcel has relatively good boundaries. <u>Southern boundary:</u> The barrier to the south of the site is formed of the existing residential development. There is hedgerow and some well-established trees. Further to the south are the existing residential dwellings in Ten Acre Wood. There is some visibility from the road into the parcel.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	Western boundary: The boundary to the west is formed of a dense tree belt and the M4 motorway. Northern boundary: The boundary to the north of the site is formed of woodland. Eastern boundary: The boundary is formed of well-established tree line.
Physical connection of settlements: Would development of the area / site lead to the physical connection of two or more settlements?	The Candidate Site sits in the settlement separation of Margam and Coed Hirwaun. Whilst the site joins the existing development at Ten Acre Wood, this is not within the settlement limit. Development would therefore lead to an isolated form of development. Currently, there is a 3.6km gap between Margam and Coed Hirwaun. If the site were to be developed, the gap to Margam would be reduced by 80% to 0.72km. According to the Council's Green Wedge Methodology, the gap is currently wide and would be reduced to an essential gap, with the parcel playing a critical role in settlement separation. Development of the parcel would reduce the gap with Coed Hirwaun by 27.7% to 2.6km. In accordance with the Council's Green Wedge Methodology, the gap would

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
	remain a wide gap, and the parcel would only play a partial role in settlement separation. On the ground, development of the site would not lead to a noticeable reduction in settlement separation as there is intervening development between Margam and Coed Hirwaun, including employment development around BOC, Ten Acre Wood, Eglwys Nunydd etc. There are also a number of farms and associated buildings. The site would be hidden by the dense tree / woodland areas.
Existing development: What development currently exists in the area of Green Wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	There is no urban development within the proposed site. However, it is adjacent to the residential development in Ten Acre Wood. This is not defined by a settlement limit. The M4 and the A48 runs to the west of the site connecting Margam and Pyle.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Topography: Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	The Urban Capacity Site slopes towards the existing housing. Topography does not play a key role in terms of settlement coalescence in this location given the dense trees.
Openness: How open is the area? This may be influenced by topography, built development, trees and hedgerows.	Whilst the wider Green Wedge is defined by open fields, the Candidate Site joins wooded areas. Openness is therefore not a key criteria within this part of the Green Wedge.

Development of the Urban Capacity Site would not result in the coalescence of the settlements of Margam and Coed Hirwaun.

Principle 2: Manage urban form through controlled expansion of urban areas

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Ribbon development: Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	Development of this parcel would be opposite the existing development in Ten Acre Wood.
Isolated development: If the Candidate Site were to be developed would it lead to an isolated form of development?	Whilst the site is opposite existing development in Ten Acre Wood, this is not within the urban area.
Well connected? Two or more boundaries with the built-up area.	Whilst the site joins Ten Acre Wood and is surrounded by woodland, the existing residential development is not within the settlement limit.

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Round off the settlement pattern? Would development 'round off' the settlement pattern?	Whilst the site is opposite existing development in Ten Acre Wood, this is not within the urban area. Development will therefore not round off the existing settlement pattern.
Provide a good existing barrier: Does the Green Wedge provide a good existing barrier which if lost would result in urban sprawl.	Ten Acre Wood is not within the urban area. Development of the Urban Capacity Site will therefore not result in the creation of a strong urban boundary between the site and the urban area.
How well contained is the parcel?	Whilst the parcel is opposite Ten Acre Wood, this is not within the settlement limit. The Urban Capacity Site is therefore not well contained by the urban area.

Development of the Urban Capacity Site would not be a managed expansion of the urban area. Whilst the Urban Capacity Site joins existing development in Ten Acre Wood, this settlement does not have a settlement boundary and is located within the Green Wedge.

Principle 3: Assist in safeguarding the countryside from encroachment

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Defensible boundary: Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	Whist the site is opposite existing built development at Ten Acre Wood, this development is not within the urban area. Development of the Urban Capacity Site will therefore not result in the creation of a strong defensive boundary between the urban area and the site.
Other countryside characteristics: This relates to the character of the area covered by the Green Wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	The parcel is undeveloped. The Gorsedd Stones are within the parcel. The site does not join an existing settlement. There are houses on the other side of the road to the site in Ten Acre Wood, these are however not in the settlement limit. There are no Public Rights of Ways within the site. However, there is one to the north of the site. The site is classified as Grade 2, Grade 3b and non-agricultural ALC.

Development of the Urban Capacity Site would not result in the creation of a strong defensive boundary between the urban area and the Green Wedge as the Urban Capacity Site does not join the existing urban area.

Principle 4: Protect the setting of an urban area

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area: Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	The site is located within the Margam Mountain Landscape of Historical Importance and close to two Grade II listed cottages (2 and 3 Grove Cottages). The site is also within very close proximity of Margam Park. The National Eisteddfod Gorsedd Stones are in the middle of the site and are open to the site. The parcel therefore plays a key role in terms of the setting of this historic feature. In terms of the setting of the urban area, the parcel plays no role in the setting.

The Urban Capacity Site plays a role in maintaining the historic setting of the landscape but no role in the urban setting.

Principle 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Characteristics of the area that contribute to the purpose of the Green Wedge	Assessment
Settlement Limits: PPW says that sites outside of the existing urban area should only be developed once it has been demonstrated that all opportunities in the urban area have been extensively explored. All sites will therefore be identified as playing no significance in relation to this characteristic.	All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

All Urban Capacity Sites have been identified as playing no role in assisting urban regeneration by encouraging the recycling of derelict and other urban land.

The parcel should not be released from the Green Wedge. Whilst development of the Urban Capacity Site would not result in the coalescence of settlements, development of the site would not result in a managed expansion of the urban area. Whilst the Candidate Site is in close proximity to Ten Acre Wood, there is not a settlement limit.

Click on the QR code below for further information

Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council