

# **Conwy Deposit Local Development Plan 2007 – 2022 (Revised edition 2011)**



## **REVISED BACKGROUND PAPER 12 – SUBMISSION**

### **Green Wedge Assessment**

**August 2012**

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## 1. Introduction

- 1.1 This report reviews the role of designated Green Barriers and Green Wedges within current development plans covering Conwy County Borough. It also sets out to identify any proposed amendments to existing Green Barriers/Wedges as a result of previous commitments or proposed housing allocations. Finally it seeks to identify any new areas in need of designation due to risk of coalescence or other landscape reason. The policy context and recommendations are also formally assessed and evaluated to explain how this document has informed policy formulation in the Revised Local Development Plan (LDP).
- 1.2 For clarification, Green Barriers serve the same purpose as Green Wedges and the two terms can be considered as being the same. For the majority of this report they shall be referred to as Green Wedges.
- 1.3 Appendix One contains Planning Policy Wales (PPW) 2011 in full for information. This states:

*“Around towns and cities there is often the need to protect open land. Local planning authorities need to consider establishing Green Belts and making local designations, such as Green Wedges. Both Green Belts and Green Wedges must be soundly based on a formal assessment of their contribution to urban form and the location of new development and can take on a variety of spatial forms. The essential difference between them is the issue of permanence.*

*Land within a Green Belt should be protected for a longer period than the current development plan period, whereas Green Wedge policies should be reviewed as part of the development plan review process”.*  
(PPW. 2011 Para 4.7.1).

- 1.4 The Council does not have any planning policy relating to areas of Green Belt but Green Barrier/Wedge policies have been included in the following planning policy documents:

**Table 1.5a**

<b>Plan</b>	<b>Approval</b>	<b>Status</b>	<b>Relevant Policy</b>
Llandudno/Conwy District Plan	1982	Adopted	Green Wedge 4Y
Colwyn Borough Local Plan	1999	Adopted	Green Barrier CN5
Conwy Unitary Development Plan	2001	Draft (not in use)	Green Barrier E8

1.5 Local designations, such as Green Wedges, can be justified where land is required to serve the same purpose as a Green Belt (see para 4.7.10 of PPW, 2011), but these designations do not convey the permanence of a Green Belt. Paragraph 4.7.3 of PPW states “the purpose of a Green Belt is to:

- prevent the coalescence of large towns and cities with other settlements;
- manage urban form through controlled expansion of urban areas;
- assist in safeguarding the countryside from encroachment;
- protect the setting of an urban area;
- assist in urban regeneration by encouraging the recycling of derelict and other urban land.

1.6 Green Belts have not been used in the past as the main pressure areas are along the developed coast. Green Belts are used to ring-fence round towns whereas Green Wedges can be used to protect specific areas between towns. Furthermore there are topographical restrictions around the coastal towns which prevent development pressures and focuses it on other areas. Here the undeveloped areas may serve as public open space, areas of flood risk, or the only remaining ‘green’ space between two separate urban areas.

1.7 In general terms, in Conwy, Green Wedges have been selected for the combined purposes of protecting the undeveloped coast and countryside and preventing the coalescence of settlements. A certain amount of weight and judgment has to be afforded to those areas of existing Green Wedge which have been defended through successive decisions and challenges. It should also be noted that the policy framework regarding Green Wedges is not the only mechanism in place offering protection to the undeveloped coast and countryside. There are additional

policies in place protecting those areas outside of the designated Green Wedges from development that would have a detrimental impact on the character and amenities of those it may affect. This allows the Council to use policy layers to control development in the more sensitive undeveloped areas.

## **2. Review of Current National Policy (refer to Appendix 1)**

- 2.1 PPW provides extensive advice for local authorities regarding the designation of Green Belts and Green Wedges, (see Appendix one). For the purpose of clarification, PPW states that the difference between the two is the issue of permanence. Green Belts are to be conserved for longer than the Plan period whilst Green Wedges should be reviewed as part of the plan process.
- 2.2 Paragraph 4.7.12 of PPW states that when defining locally designated Green Wedges, factors such as openness, topography, and the nature of urban edges should be taken into account. It is of equal importance to ensure that a sufficient range of suitably located development land is available in relation to the existing urban edge and the proposed Green Wedge so that expansion of settlements is not restricted inappropriately.
- 2.3 Acceptable development in principle in a Green Wedge is detailed in paragraph 4.7.16 of PPW. One example of such development is for essential facilities for outdoor sport and recreation and other uses of land that maintains the openness of the area. The provision of recreational and open space, irrespective of the designation of Green Wedge, is recognised as making an important contribution to our overall quality of life, health and community wellbeing.

## **3. Review of Current Local Policy (See Appendix 2)**

- 3.1 The main settlements of Conwy are predominantly found along its coast. Whilst the protection of the undeveloped countryside is considered an important purpose of Green Wedges, preventing encroachment into the undeveloped coastal areas is essential in retaining their character, distinction, culture and openness.
- 3.2 There are currently 11 Green Barriers/Green Wedges designated in two adopted development plans listed in Table 1.5a (Page 5). All of these, plus one further

Green Barrier at Coed Coch Road, Old Colwyn were included in the Draft Unitary Development Plan (UDP), 2001.

- 3.3 Policies in the UDP and Colwyn Borough Local Plan permit development in Green Wedges where it does not detract from the open character of the area. Paragraph 5.28 of the UDP states that the principal objectives are to prevent the merging of settlements and to safeguard undeveloped countryside in the coastal areas ensuring that the identity of individual settlements in the Plan Area is retained.
- 3.4 The importance of preventing coalescence of settlements is also found in policy 4Y of the Llandudno/Conwy District Plan. It is clear that the issue of retaining the identity and sense of place of these settlements is an important and long-term goal. The individual towns along Conwy's coast have a variety of characteristics that set them apart from one another and Green Wedges provide an aid which helps to retain this individuality.
- 3.5 These policies also state that the control of urban expansion and assistance to urban regeneration are other Green Wedge objectives. Green wedges are largely seen as a mechanism to prevent development; however they are more related to the appropriate location of development. In turn this has the effect of encouraging and sustaining wildlife habitats and allows areas to act as 'lungs' for semi-urban locations. However, policy CONS 7 of the Clwyd Structure Plan Second Alteration, states that Green Barriers should not be designated where they would prevent the expansion of a settlement where there are no overriding land use planning reasons.

#### **4. History of Green Barriers in Conwy County Borough.**

- 4.1 Following local government reorganisation, Green Barriers were inherited from the first Clwyd Structure Plan 1981 which remained through the Second Alteration 1982, and from the Llandudno/Conwy District Plan 1982.
- 4.2 Green Barrier policy in the Colwyn Borough Local Plan 1999 was the subject of objection but the Inspector supported the Council's approach. The Green Barrier policy was seen as part of a larger system of managing settlement patterns and protecting open areas which are under the greatest pressure.

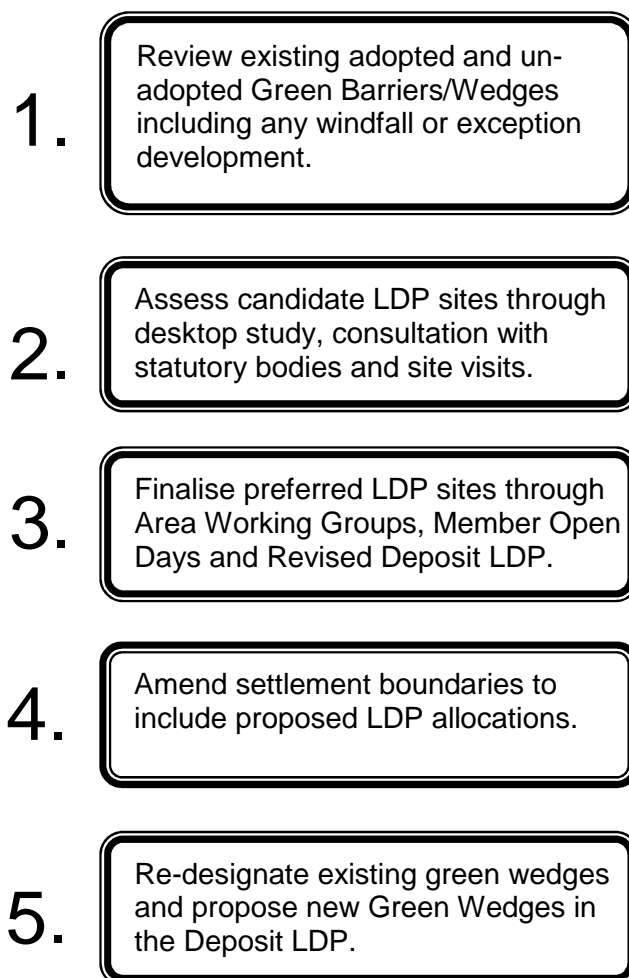
- 4.3 A review commissioned by the Authority involved Liverpool John Moores University in informing the approach to be taken in the Unitary Development Plan (UDP). The UDP introduced one further Green Barrier on land to the east of Coed Coch Road, Old Colwyn. Other Green Barriers, including those outside of the Colwyn Borough Plan Area, were recommended to be re-designated. As a result of the UDP only reaching Draft stage, the Green Barrier at Coed Coch Road has not yet been adopted.
- 4.4 Furthermore a review of settlement boundaries was carried out in 2005 and agreed by the Council's LDP Task and Finish Group during that year. This, together with the allocation or development of windfall sites, influences each Green Barrier Review and as part of the LDP system it is intended to review any further amendments through the Annual Monitoring and Review (AMR) process as detailed in the LDP.

## **5. Assessment Methodology**

- 5.1 As part of the LDP process, developers and landowners have suggested sites to be considered for inclusion in the LDP. The Local Planning Authority will assess the suitability of these sites and adopt a sequential approach to the assessment alongside a thorough consultation process with statutory consultees. Some of these sites are within or adjacent to existing Green Barriers/Green Wedges, others are on edge of town and outside any Green Wedge.
- 5.2 A pragmatic and sequential approach is necessary, whilst recognizing the need for settlements to expand to meet the housing targets set out in the LDP. This review aims to protect as much as possible of the most valuable undeveloped green-field land between settlements which is under pressure from development. All green-field land is important and the LDP seeks to minimize the loss of Grades 2 and 3 agricultural land. Where there is potential impact, there needs to be greater consideration of the issues involved.
- 5.3 Existing Green Barriers and Wedges are studied from west to east along the coastal corridor. The diagram on page 9 indicates the stages involved in assessing sites having a potential impact or loss of Green Wedge land.



**Fig.1: Stages involved in reviewing existing Green Barriers/Wedges:**



## **6. Review of existing Green Barriers/Green Wedges (Steps 1-3)**

- 6.1 The Green Wedges are identified from west to east along the coastal corridor. Whilst considering the current allocations, it may be worth referring to the policy guidance set out in Appendices 1 and 2 to understand the reasoning behind the designation. References are made in the text to potential development sites which have been suggested through the LDP processes. Further details of these sites may be found on the Council website, in the Deposit LDP and Background Paper 21.
- 6.2 It is also worth highlighting that many of the Green Wedges have been protected and defended for the last 30 years and decisions to allocate in the Revised LDP have been avoided where other less constrained sites are available. Officers have actively worked to minimise this impact although as Conwy is constrained

topographically and there are some instances where land within the Green Wedges is required to be developed. The following tables indicate each assessment of Green Wedges with proposed recommendations for each:

a) **Green Wedge 1** (see maps 1a and 1b)

<b>Location:</b> Lying to the north of Snowdonia National Park, between <b>Dwygyfylchi and Penmaenmawr</b> . It includes the land between the two settlements which is flanked to the north of Ffordd Hen Conwy/Conwy Old Road and south of the A55 trunk road.	
<b>Plan/Policy:</b>	• Draft Unitary Development Plan, E8.
<b>Main attributes:</b> A small number of residential properties, a playing field, football ground, hotel, school and open agricultural land on sloping ground facing north.	
<b>Landscape character:</b> Open aspect with low field boundaries. Short grazing land with views southwards to the hills of northern Snowdonia and northwards over Traeth Lafan and Puffin Island.	
<b>Restrictions:</b> Grade 4 agricultural land. A55 Trunk road and potential slip-road development may come forward outside of the control of the Local Planning Authority and LDP.	
<b>LDP site suggestions:</b> Sites 56, 57 and 58 to the east end of the Green Wedge have been suggested for development. Due to the lack of other less constrained sites in this locality site 56 is considered suitable for inclusion in the Revised Deposit LDP and does not significantly exacerbate coalescence of settlements. To the west, site 135 (northern section) is proposed as contingency residential and offers a continuation of road frontage on a narrow strip of land off Conwy Road and between that and the A55.	
<b>Recommendation:</b> To redefine settlement boundary around previously developed land. Also to allow sites 56 to be allocated and 135 to be a contingency.	

b) **Green Wedge 2** (see maps 2a and 2b)

<b>Location:</b> Between <b>Deganwy, Llandudno Junction, and Llanrhos - Llandudno.</b>	
<b>Plan/Policy:</b>	<ul style="list-style-type: none"> <li>• Llandudno/Conwy District Plan 1982, 4Y.</li> <li>• Draft Unitary Development Plan, E8.</li> </ul>
<b>Main attributes:</b> Undulating agricultural land, mixed woodland, a golf course, the remains of Deganwy Castle, a cemetery, allotments, a caravan park, Tyn-y-Coed (Robertson's) research laboratories and several farms. The area is also bisected by the Llandudno railway line. This Green Wedge works by buffering four ways; separating the settlements listed above and resisting development on topographically restricted land or that which would instantly lead to coalescence.	
<b>Landscape character:</b> Mainly open undulating mixed grazing/arable agricultural land, mixed copses of woodland, and well-maintained boundary hedges. The Vardre has two rocky summits that were once home to fortifications including Deganwy Castle (Degannwy). Maelgwn Gwynedd or Maelgwyn the King of Gwynedd, one of the most powerful Kings of Britain in the 6th Century, had some of the earliest fortifications on the Vardre but little remains of his stronghold. In the 11th Century the Anglo Normans built a fortification on the Vardre which was later occupied and strengthened by the Welsh princes Llywelyn ap Iorwerth and his grandson Llywelyn ap Gruffudd, before finally being destroyed by the Welsh as part of a scorched earth policy in answer to the latest English threat of invasion. When the English King Edward I again invaded Wales in the late 13th Century he built his new Castle at Conwy on the opposite side of the River Conwy on a riverside site that had, in Edward's opinion, more strategic value than the Vardre. The remains at the Vardre have recently undergone a restoration programme and the hillside is accessible to the public.	
<b>Restrictions:</b> Grade 3 agricultural land. Views towards and from Bodysgallen Hall and its historic park and garden.	
<b>LDP site suggestions:</b> Several sites have been suggested for development within the Green Wedge area; however, most are concentrated between Llanrhos and Llandudno Junction. Most sites are considered unsuitable. The proposed allocation of site 14 is considered to result in "rounding off". The remaining area is considered of great value in terms of preventing coalescence and has been protected as such for the past 30 years.	
<b>Recommendation:</b> This is a large Green Wedge protecting coalescence of four settlements. To	

reduce the impact upon the landscape character only site 14 has been proposed in this area. It is not proposed to extend the Green Wedge.

c) **Green Wedge 3** (see maps 3a and 3b)

<b>Location:</b> Between <b>Llandudno, Craigside and Penrhynside</b> . It covers the area around Bodafon Farm/Fields. It extends from Colwyn Road to the north to Bodafon Road to the south and from Nant-y-Gamar Road to the west and Ffynnon Sadwrn Lane to the east.	
<b>Plan/Policy:</b>	<ul style="list-style-type: none"> <li>• Llandudno/Conwy District Plan 1982, 4Y.</li> <li>• Draft Unitary Development Plan, E8.</li> </ul>
<b>Main attributes:</b> Bodafon Farm and Ysgol Gogarth lie within the Green Wedge. The open aspect is considered part of the character of the area and without it a continuous band of development would stretch along the coast between the Great and Little Orme.	
<b>Landscape character:</b> Open, with views towards Llandudno, Snowdonia, Craigside, Nant-y-Gamar, Mynydd Pant and the Little Orme.	
<b>Restrictions:</b> Grade 2 and 3 agricultural land. Coastal Zone.	
<b>LDP site suggestions:</b> The suggested housing site ref. SR85/413/116 lies outside of the Green Wedge and was allocated in the UDP for housing and is included as a contingency site. Site MS13 was also suggested but this lies within a proposed Green Wedge and a proposed Special Landscape Area and is not considered suitable for development which would detract from the open character of the area. No further sites are proposed to be developed within the Green Wedge.	
<b>Recommendation:</b> Any development increases coalescence and this is the last open area between the settlements. It is proposed to extend the Green Wedge to include sites 34, 363 and 364 and land between Craigside and Penrhynside which will form a more structured approach with other landscape protection policies. It will also prevent an urban sprawl linking the two settlements at this important approach to Llandudno along North Shore and the Council, along with the community, wish to see the remaining land undeveloped.	

d) **Green Wedge 4** (see maps 4a and 4b)

<b>Location:</b> Between <b>Penrhyn Bay and Rhos-on-Sea</b>	
<b>Plan/Policy:</b>	<ul style="list-style-type: none"> <li>• Llandudno/Conwy District Plan 1982, 4Y.</li> <li>• Draft Unitary Development Plan, E8.</li> <li>• Colwyn Borough Local Plan, CN5.</li> </ul>
<b>Main attributes:</b> Penrhyn Bay golf course is situated to the north east of the Green Wedge and the Afon Ganol runs from Mochdre northwards meandering on the course of what once was a much larger river system. The area floods regularly in winter attracting thousands of birds especially to the fields west of Dinerth Hall Farm.	
<b>Landscape character:</b> Low lying agricultural land and golf course liable to flooding during the winter. Views to the south towards Bryn Pydew and towards Bryn Euryn to the east.	
<b>Restrictions:</b> The area includes a mixture of Grade 3 and 4 agricultural land. C2 Flood risk.	
<b>LDP site suggestions:</b> Three sites were suggested within the Green Wedge. No sites located within the Green Wedge are proposed to be included in the LDP.	
<b>Recommendation:</b> Combine policies from all plans to form one Green Wedge. Allow the development of site 71/348 as 'infill' only. (not whole of original suggestion) This is not the whole of the original site area.	

e) **Green Wedge 5** (see maps 4a and 4b)

<b>Location:</b> Between <b>Mochdre and Colwyn Bay</b>	
<b>Plan/Policy:</b>	<ul style="list-style-type: none"> <li>• Draft Unitary Development Plan, E8.</li> <li>• Colwyn Borough Local Plan, CN5.</li> </ul>
<b>Main attributes:</b> Land either side of the A55 comprising Bryn Euryn to the north and the Welsh Mountain Zoo to the south including land sloping down towards the A55.	
<b>Landscape character:</b> The area includes ancient woodland, hedgerows and small parcels of pasture.	
<b>Restrictions:</b> The land is a mixture of Grade 3 and 4 agricultural land. Bryn Euryn is also a SSSI and Local Nature Reserve. C2 Flood risk.	
<b>LDP site suggestions:</b> Sites 345 and 214 are considered to be unsuitable for development.	
<b>Recommendation:</b>	

High risk of coalescence therefore previous designations are to be combined to form the new Green Wedge.

f) **Green Wedge 6** (see maps 5a and 5b)

<b>Location:</b> Between <b>Llandudno Junction, Mochdre, and Glan Conwy.</b>	
<b>Plan/Policy:</b>	<ul style="list-style-type: none"> <li>• Draft Unitary Development Plan, E8.</li> <li>• Llandudno/Conwy District Plan 1982, 4Y</li> <li>• Colwyn Borough Local Plan, CN5.</li> </ul>
<b>Main attributes:</b> The A55, Conwy Old Road and the Holyhead-Chester main railway line intersects it. However, the area remains open in character on the approaches to the Llandudno Junction inter-node to the west and Colwyn Bay to the east.	
<b>Landscape character:</b> The Afon Ganol runs parallel to the southern edge of the A55. Mainly pasture and arable farm land.	
<b>Restrictions:</b> The area bordering the railway line comprises mainly land within the C2 flood zone as defined by TAN 15. The land is a mixture of Grade 3 and 4 agricultural land.	
<b>LDP site suggestions:</b> Sites CR18 /CR32, CR44, C5, CR40 and R21 have been suggested for development within the Green Wedge but are not considered suitable for the reasons below.	
<b>Recommendation:</b> No sites to be allocated. The area is within C2 flood zone and increases the risk of coalescence. The Green Wedge has been extended around Dolwyd and Ty Gwyn Farm in the west, and east of the Black Cat roundabout to the west of the area to prevent coalescence with Glan Conwy. There are also some minor amendments to improve layer boundaries and ensure continuity with settlement boundary outlines which have been shown on the maps. Exclude the A55 and railway corridor.	

g) **Green Wedge 7** (see maps 6a and 6b)

<b>Location:</b> Between <b>Bryn-y-Maen and Colwyn Bay</b>	
<b>Plan/Policy:</b>	<ul style="list-style-type: none"> <li>• Draft Unitary Development Plan, E8.</li> <li>• Colwyn Borough Local Plan, CN5.</li> </ul>
<b>Main attributes:</b> Open short grazing land	

<b>Landscape character:</b>
Open short grazing land in an elevated and exposed position between Colwyn Bay and Bryn-y-Maen.
<b>Restrictions:</b>
The land is Grade 4 agricultural land.
<b>LDP site suggestions:</b>
4 sites have been suggested but did not receive support of Members.
<b>Recommendation:</b>
No sites to be allocated. Rely on the area identified in policy E8 as this alone would meet the requirements of preventing coalescence. Land identified in policy CN5 would revert to being covered by open countryside policy.

h) **Green Wedge 8** (See maps 7a and 7b)

<b>Location:</b>	Between <b>Llanelian and Old Colwyn</b>
<b>Plan/Policy:</b>	<ul style="list-style-type: none"> <li>• Draft Unitary Development Plan, E8.</li> <li>• Colwyn Borough Local Plan, CN5.</li> </ul>
<b>Main attributes:</b>	The Colwyn Borough Local Plan (CBLP) Green Wedge covers a much larger area than that in policy E8 of the UDP. The latter comprises a narrow band between the two settlements whilst policy CN5 of the CBLP extends further to the east and west.
<b>Landscape character:</b>	Upland short grazing land with scant tree cover to field boundaries. Some small copses of woodland.
<b>Restrictions:</b>	The land is Grade 3 agricultural land.
<b>LDP site suggestions:</b>	There are five suggested sites within the Green Wedge and two adjoining it. It is proposed that none are developed.
<b>Recommendation:</b>	Increase the Green Wedge area to include the area covered by policy CN5 of the CBLP but amend the outline to exclude land least likely to be under pressure from development. Exclude the A55 and railway corridor.

i) **Green Wedge 9** (Un-adopted - UDP) (see maps 7a and 7b)

<b>Location:</b>	Between <b>Coed Coch Road and Peulwys Lane, Old Colwyn</b>
<b>Plan/Policy:</b>	<ul style="list-style-type: none"> <li>• Draft Unitary Development Plan, E8.</li> <li>• Colwyn Borough Local Plan, CN5.</li> </ul>

<b>Main attributes:</b>
Open area used for a golf course. No general public access but it does contribute to the character of this part of Colwyn Bay.
<b>Landscape character:</b>
Open with areas of gorse.
<b>Restrictions:</b>
Golf course land.
<b>LDP site suggestions:</b>
Site 131 suggested.
<b>Recommendation:</b>
No development or change to Green Wedge proposed to protect character of open space. Designate the area to the west closest to Coed Coch Road as this will constitute a new Green Wedge area as only previously designated in the UDP. This area will also be referred to under Policy NTE/3 New Green Wedges.

j) **Green Wedge 10** (see maps 8a and 8b)

<b>Location:</b>	Between <b>Old Colwyn and Llysfaen</b>
<b>Plan/Policy:</b>	<ul style="list-style-type: none"> <li>• Draft Unitary Development Plan, E8.</li> <li>• Colwyn Borough Local Plan, CN5.</li> </ul>
<b>Main attributes:</b>	The area includes land within a Local Nature Reserve (LNR), SSSI, and quarry buffer zone. This is the last remaining land between the settlements above therefore under considerable pressure from development if the character of each settlement is to remain separate.
<b>Landscape character:</b>	Heath land and grazing land.
<b>Restrictions:</b>	The land is Grade 3 agricultural land.
<b>LDP site suggestions:</b>	There have been 3 site suggestions within the CBLP Green Barrier. It is suggested that all 3 are resisted.
<b>Recommendation:</b>	No development or change to Green Wedge proposed to protect character of open space.



k) **Green Wedge 11** (see maps 9a, 10a and 9b, 10b)

<b>Location:</b> Between <b>Rhyd-y-Foel, Llanddulas and Abergele</b>	
<b>Plan/Policy:</b>	<ul style="list-style-type: none"> <li>• Draft Unitary Development Plan, E8.</li> <li>• Colwyn Borough Local Plan, CN5.</li> </ul>
<b>Main attributes:</b> Gwrych Castle and parkland, Abergele golf course, foreshore and National Cycle Route 8.	
<b>Landscape character:</b> The area includes the registered parkland of Grwyth Castle, the foreshore to the beach together with the cycletrack. Open agricultural land lies north of Gopa Wood inside the walled Gwrych estate. The farmland changes to more compact fields and woodlots in the Dulas valley towards Rhyd y Foel.	
<b>Restrictions:</b> The land is a mixture of Grade 2 and 3 agricultural land. C2 Flood Risk and coastal zone.	
<b>LDP site suggestions:</b> There are 4 suggested sites within the Green Wedge; it is proposed to allocate sites 406 and 403 off Pencoed Road, Llanddulas. Site E26 (Abergele Business Park) also needs to be omitted from the Green Wedge as it is a committed employment site and reallocated with an element of residential use.	
<b>Recommendation:</b> Remove the land which includes Abergele Business Park from the existing Green Wedge and also exclude the A55 and railway corridor. The Coastal Zone policy protects the coastal belt rather than Green Wedge.	

l) **Green Wedge 12** (see maps 11a and 11b)

<b>Location:</b> Between <b>Towyn and Pensarn</b>	
<b>Plan/Policy:</b>	<ul style="list-style-type: none"> <li>• Draft Unitary Development Plan, E8.</li> <li>• Colwyn Borough Local Plan, CN5.</li> </ul>
<b>Main attributes:</b> Open agricultural floodplain land bordering onto the River Gele to the south and Towyn Road to the north. Includes many field-drains, and hedgerows. Land liable to flooding during the winter	
<b>Landscape character:</b> Open agricultural floodplain liable to flood in autumn/winter.	
<b>Restrictions:</b> The land is Grade 3 agricultural land. C2 Flood Zone	

<p><b>LDP site suggestions:</b></p> <p>One site to the west of the Green Wedge. This area has been suggested for a link road from Rhuddlan Road roundabout to Marine Road, Belgrano but it is not proposed to allocate the site for development nor are there any plans for the road development within the plan period.</p>
<p><b>Recommendation:</b></p> <p>No change. Redesignate the original Green Wedge.</p>

## 7. Proposed new Green Wedges (Policy NTE3 in Deposit LDP)

- 7.1 Proposed extension to Green Wedge 3 (map 3). This has been identified as a new Green Wedge due to its area, but will form a large extension to the former Green Wedge 3.

<p><b>Location:</b></p> <p>Between <b>Craigside and Penrhynside</b></p>	
<p><b>Plan/Policy:</b></p>	<ul style="list-style-type: none"> <li>• Draft Unitary Development Plan, E8.</li> <li>• Colwyn Borough Local Plan, CN5.</li> </ul>
<p><b>Main attributes:</b></p> <p>The land between Craigside and Penrhynside includes scattered dwellings, small grazing lots enclosed with high stone walls, broadleaf woodland and semi-dry grasslands with limestone outcrops.</p>	
<p><b>Landscape character:</b></p> <p>The existing arrangement of dwellings is considered part of the character of the area and without it a continuous band of development would stretch along the coast between the Penrhynside and the Great Orme. This is also a key gateway to Llandudno's North Shore and defines the approach view of Bodafon Fields, Llandudno and the Great Orme.</p>	
<p><b>Restrictions:</b></p> <p>None. Approved scheme for golf driving range on Bodafon Fields.</p>	
<p><b>Justification:</b></p> <p>Approaching from the east offers a transition from countryside into the definitive urban area of Craig y Don and Llandudno. Retaining the openness of both this area, and Bodafon Fields, is crucial in maintaining the balance of built and natural form. To lose these open areas to urban expansion would result in a merging of settlements, loss of individual character, and physical loss of open space, of which no more would exist.</p>	
<p><b>LDP site suggestions:</b></p> <p>There are four suggested sites within the proposed Green Wedge area. All these</p>	

sites did not receive support of Members and as such have not been included in the LDP for development and the area is included in the Green Wedge policy. This extension will also correlate better to the SSSI designation of the Little Orme and the SAC designation of Creuddyn Peninsular Woods SAC.
<b>Proposal:</b> Extend the Green Wedge to include the area around Craigside, this will be combined with the existing GW3.

<b>Location:</b> Between <b>Coed Coch Road and Peulwys Lane, Old Colwyn</b>	
<b>Plan/Policy:</b>	<ul style="list-style-type: none"> <li>• Draft Unitary Development Plan, E8.</li> <li>• Colwyn Borough Local Plan, CN5.</li> </ul>
<b>Main attributes:</b> Area of Golf Course previously defended through planning decisions.	
<b>Landscape character:</b> Open golf course	
<b>Restrictions:</b> None	
<b>Justification:</b> Previously suggested through the UDP process and several planning decisions have led to its protection. There is also a legal covenant constraining future development.	
<b>LDP site suggestions:</b> Site 131	
<b>Proposal:</b> Extend the existing Green Wedge 9 to include the area previously identified in the UDP east of Coed Coch Road.	

- 7.2 The eastern area of Green Wedge 9, closest to Coed Coch Road, is redesignated and will constitute a new Green Wedge area as only previously designated in the UDP. This area will also be referred to under Policy NTE/3 New Green Wedges.

#### **Review of Settlement Boundaries (Step 4)**

- 7.3 The process of amending settlement boundaries has run in parallel with assessing the candidate sites and through consultation with Local Members. The Settlement Boundaries will be extended to include residential land allocations and employment

land allocations. Both settlement boundaries and candidate sites are also shown on the maps in Appendix 3 for clarity to illustrate where amendments have been made.

#### **7.4 New list of Green Wedge designations in the Plan Area (Step 5):**

- Green Wedge 1 - Between Dwygyfylchi and Penmaenmawr
- Green Wedge 2 - Between Deganwy, Llandudno Junction, and Llanrhos - Llandudno.
- Green Wedge 3 - Between Llandudno and Craigside
- Green Wedge 4 - Between Penrhyn Bay and Rhos on Sea
- Green Wedge 5 - Between Mochdre and Colwyn Bay
- Green Wedge 6 - Between Llandudno Junction and Mochdre, and Glan Conwy.
- Green Wedge 7 - Between Bryn-y-Maen and Colwyn Bay
- Green Wedge 8 - Between Llanellian and Old Colwyn
- Green Wedge 9 - Between Coed Coch Road and Peulwys Lane, Old Colwyn.
- Green Wedge 10 - Between Old Colwyn and Llysfaen
- Green Wedge 11 - Between Rhyd-y-Foel, Llanddulas and Abergele
- Green Wedge 12 - Between Towyn and Pensarn

## 8. Appendix 1

### National Planning Policy

#### Planning Policy Wales, Welsh Government, 2011.

*Note : Paragraph references correlate to those used in Planning Policy Wales 2011*

#### 8.1 Managing urban form by means of Green Belts and Green Wedges

8.1.1 Around towns and cities there is often the need to protect open land. Local planning authorities need to **consider establishing Green Belts and making local designations, such as Green Wedges**. Both Green Belts and Green Wedges must be soundly based on a formal assessment of their contribution to urban form and the location of new development and can take on a variety of spatial forms. The essential difference between them is the issue of permanence. **Land within a Green Belt should be protected for a longer period than the current UDP period, whereas Green Wedge policies should be reviewed as part of the UDP review process.**

8.1.2 Both Green Belts and Green Wedges can:

- provide opportunities for access to the open countryside;
- provide opportunities for outdoor sport and outdoor recreation;
- maintain landscape/wildlife interest;
- retain land for agriculture, forestry, and related purposes; and
- improve derelict land.

However, the extent to which the use of land fulfils these objectives is not a material factor in determining whether land should be included within a Green Belt or Green Wedge.

8.1.3 The **purpose of a Green Belt** is to:

- prevent the coalescence of large towns and cities with other settlements;
- manage urban form through controlled expansion of urban areas;
- assist in safeguarding the countryside from encroachment;

- protect the setting of an urban area;
- assist in urban regeneration by encouraging the recycling of derelict and other urban land.

- 8.1.4 All local planning authorities in parts of Wales which are subject to significant pressures for development must consider the need for Green Belts. Green Belts will not necessarily need to extend in a continuous band around an urban area.
- 8.1.5 **The most important attributes of Green Belts are their permanence and their openness.** In respect of permanence, the boundaries of Green Belts should be altered only in exceptional circumstances and land within a Green Belt should be protected for a longer period than the current UDP period. To maintain openness, development within a Green Belt must be strictly controlled. The general policies controlling development in the countryside apply in a Green Belt but there is, in addition, a general presumption against development which is inappropriate in relation to the purposes of the designation (see 2.6.14 to 2.6.18).
- 8.1.6 Green Belts should be established through UDPs. Before designating land around an urban area as a Green Belt, local planning authorities must consider and justify which would be the most appropriate means of protection. When including Green Belt policies in their plans, authorities must demonstrate why normal planning and development control policies would not provide the necessary protection.
- 8.1.7 Green Belt boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term. Where the designation of a Green Belt is likely to affect more than one local authority, consultation will be necessary with all authorities likely to be affected.
- 8.1.8 Since Green Belts require long term protection, when considering Green Belt designation local planning authorities will need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed Green Belt, bearing in mind the longer term need for development land, the effects of development pressures in areas beyond the Green Belt and the need to minimise demand for travel. This may require land to

be safeguarded, and boundaries of a proposed Green Belt must be carefully defined to achieve this.

- 8.1.9 Settlements and other developed sites within a Green Belt should only be included as part of the Green Belt if no new building, or infilling only, is proposed. Policies should list and define the boundaries of settlements where infilling would be permitted. Settlements and other sites where limited expansion is proposed should be excluded from the Green Belt and policies for those settlements should be included in the UDP.
- 8.1.10 **Local designations such as Green Wedges** may be justified where land is required to serve the same purpose to a Green Belt (see 2.6.3), but these designations do not convey the permanence of a Green Belt.
- 8.1.11 Like Green Belts, Green Wedges should be established through UDPs. Local planning authorities should only maintain Green Wedges where they can demonstrate that normal planning and development control policies cannot provide the necessary protection. They should state in their UDPs the areas that require extra protection and why.
- 8.1.12 In defining Green Wedges it is important to include only land that is strictly necessary to fulfill the purposes of the policy. Factors such as openness, topography and the nature of urban edges should be taken into account. Clearly identifiable physical features should be used to establish defensible boundaries. Green Wedge policies should be reviewed as part of the UDP review process. The general policies controlling development in the countryside apply in Green Wedges, but there is, in addition, a general presumption against development which is inappropriate in relation to the purposes of the designation (see 2.6.14 to 2.6.18).
- 8.1.13 As with Green Belts, when considering Green Wedges local planning authorities will need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed Green Wedge.

## **Inappropriate development**

- 8.1.14 When considering applications for planning permission in Green Belts or Green Wedges a presumption against inappropriate development will apply. Local planning authorities should attach substantial weight to any harm which a development would have on a Green Belt or Green Wedge.
- 8.1.15 Inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations clearly outweigh the harm which such development would have on the Green Belt or Green Wedge. Green Belt and Green Wedge policies in UDPs should ensure that any applications for inappropriate development would not be in accord with the plan. These very exceptional cases would therefore be treated as departures from the plan.
- 8.1.16 The construction of new buildings in a Green Belt or in a locally designated Green Wedge is inappropriate development unless it is for the following purposes:
- justified agricultural and forestry needs (see 9.3.6 to 9.3.10);
  - essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the Green Belt or Green Wedge and which do not conflict with the purpose of including land within it;
  - limited extension, alteration or replacement of existing dwellings;
  - limited infilling (in these settlements and other development sites which have been identified for limited infilling in the UDP) and affordable housing for local needs under UDP policies; or
  - small scale diversification within farm complexes where this is run as part of the farm business.
- 8.1.17 The **re-use of buildings in a Green Belt or 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 Belt or 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 in keeping with its surroundings.

8.1.18 Other forms of development would be inappropriate development unless they maintain the openness of the Green Belt or Green Wedge and do not conflict with the purposes of including land within it (WAG, 2011).

## 9. Appendix 2

### Current Local Planning Policy

#### **Llandudno/Conwy District Plan, Written Statement, 1982.**

- 9.1 Within the County Structure Plan, reference is made to the need to maintain undeveloped green areas between Llandudno and Deganwy and Llandudno and Colwyn Bay. These and other rural areas within the plan boundary help to preserve the individual identity of the existing settlements and the maintenance of this physical identity is considered important. To achieve the aim of restricting growth in these areas, development control powers will be used to prevent the spread of residential development.

**4Y “The existing undeveloped open areas between settlements, as defined on the proposals map, will be maintained and protected against further urban development to prevent those settlements coalescing”.**

- 9.2 The following Green Wedges were identified on the Proposals Map:

- Between Llandudno and Craigside (Bodafon Fields)
- Between Deganwy, Llandudno and Llanrhos
- Between Penrhyn Bay and Rhos on Sea (former Colwyn boundary)
- Llandudno Junction and Mochdre

#### **Colwyn Borough Local Plan, Written Statement, 1999.**

### 9.3 POLICY CN5

**“The following areas are designated on the proposals map as Green Barriers in which development will only be permitted where it does not detract from the open character of the area:-**

- Between Mochdre and Rhos-on-Sea *to the county boundary with Gwynedd.*
- Between Mochdre and Colwyn Bay.
- Between Bryn-y-Maen and Colwyn Bay.
- Between Llanellian and Old Colwyn.

- Between Old Colwyn and Llysfaen.
- Between Llanddulas and Rhyd-y-Foel.
- Between Llanddulas and Abergele.
- Between Abergele and Towyn.

9.4 Green Barriers operate in a similar manner to Green Belts. The object of the policy is to ensure that the designated areas remain open and free of building development and to safeguard the partially developed areas of coastline to prevent the merging of settlements within the Local Plan area. The general presumption against development will help encourage and sustain wildlife habitats and act as "lungs" for the Borough allowing airborne pollutants a greater chance to disperse. However, by preventing development, either for homes or employment, journey time to and from work is likely to increase, although their designation are necessary for a good quality of life by providing an essential break in the built form.

9.5 On the whole the areas designated as Green Barriers are based on the approved Clwyd County Structure Plan, some of which completely encircle settlements such as Colwyn Bay. Any buildings that are permitted in Green Barriers are likely to be related to agriculture, although developments such as playing fields, golf courses, public parks, other recreational developments and associated buildings, may be appropriate if they do not detract from the open character of these areas. Policy CT13 including its supporting text and paragraphs 10.40 to 10.42 refer to recreation and management in the countryside. In general the boundaries of the Green Barriers have been drawn widely".

#### **Unitary Development Plan, Written Statement, 2001.**

#### **9.6 Policy E8**

**Green Barriers are designated on the proposals map, between:**

**Dwygyfylchi and Penmaenmawr  
Deganwy, Llandudno and Llanrhos  
Llandudno and Craigside  
Llandudno Junction and Mochdre**

**Penrhyn Bay and Rhos on Sea**  
**Mochdre and Colwyn Bay**  
**Bryn y Maen and Colwyn Bay**  
**Llanelian and Old Colwyn**  
**Coed Coch Road and Peulwys Lane, Old Colwyn**  
**Old Colwyn and Llysfaen**  
**Rhyd y Foel, Llanddulas and Abergele**  
**West of Towyn**

**Development in Green Barriers will only be permitted where it does not detract from the open character of the area.**

- 9.7 The areas designated as Green Barriers are based upon the Green Barriers in the adopted Colwyn Borough Local Plan, and the Green Wedges in the adopted Llandudno-Conwy District Local Plan and subsequent Aberconwy Draft Local Plan. The former Green Barriers and Green Wedges have been the subject of a review which has resulted in an amendment of boundaries. The same review has proposed the creation of a new Green Barrier in Old Colwyn, on land occupied by the golf club and located between existing and proposed residential development.
- 9.8 The purposes of Green Barriers are similar in principle to those of Green Belts. The principal objectives are to prevent the merging of Conwy's settlements, and to safeguard the undeveloped countryside in Conwy's coastal belt. The policy should ensure that the identities of individual settlements in the County Borough are retained but also that the designated areas remain relatively undeveloped. Other policy objectives include the control of urban expansion, the protection of the setting around settlements and to assist urban regeneration. There is a much greater emphasis at this time on the reuse of previously developed land in urban areas and the policy will assist in achieving this. The general presumption against development in Green Barriers will help to sustain wildlife habitats and the Green Barriers will also assist the dispersal of airborne pollution.
- 9.9 It is intended that the Green Barriers shall remain essentially undisturbed by development or by the further amendment of boundaries for the duration of the UDP and beyond. The designated areas shall, by and large, remain in existing use.

Developments which may be considered appropriate in these areas include agricultural and forestry development, and essential facilities for outdoor sport and recreation e.g. playing facilities, golf courses, public parks and associated buildings, and cemeteries, provided that such development does not detract from the open character of a Green Barrier. The limited extension, alteration or replacement of an existing dwelling may also be permitted in a Green Barrier. However, proposals for floodlighting, streetlights, fences and railings unsuited to a rural location, extensive car parks and prominent or large clubhouses will not be permitted.

## 10. Appendix 3

Green Wedge and Green Barrier maps showing existing and proposed Green Wedge re-designations.

Existing Draft Green Wedge 1

Proposed Green Wedge 1

Existing Green Wedge 2

Proposed Green Wedge 2

Existing Green Wedge 3

Proposed Green Wedge 3

Existing Green Wedge 4 and 5

Proposed Green Wedge 4 and 5

Existing Green Wedge 6

Proposed Green Wedge 6

Existing Green Wedge 7

Proposed Green Wedge 7

Existing Green Wedge 8 and Draft Green Wedge 9

Proposed Green Wedge 8 and 9

Existing Green Wedge 10

Proposed Green Wedge 10

Existing Green Wedge 11 West

Proposed Green Wedge 11 West




















Existing Green Wedge 11 East

Proposed Green Wedge 11 East

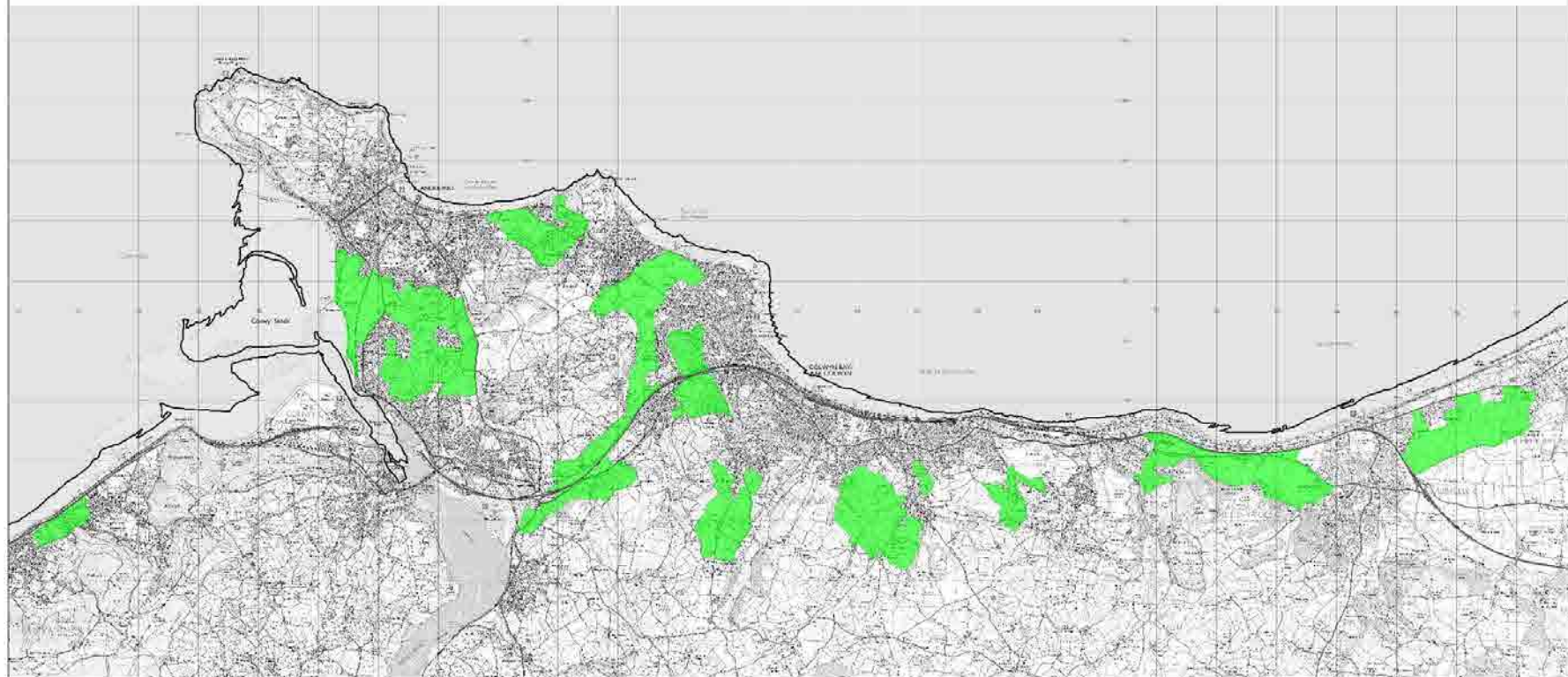
Existing Green Wedge 12

Proposed Green Wedge 12

## Key

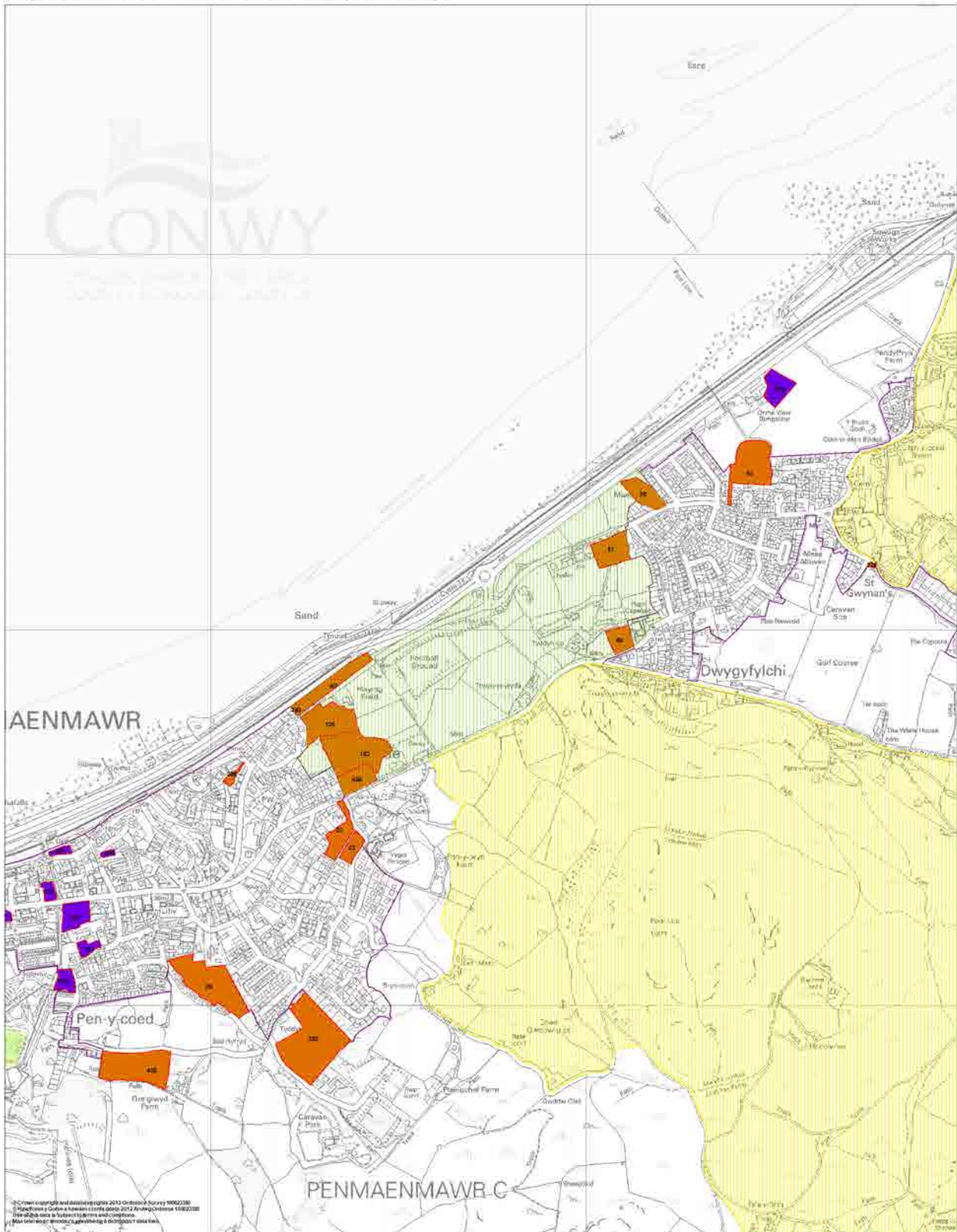
	Safleoedd Tai a Gyflwynwyd Submitted Housing Sites		Ffiniau Aneddiadau Settlement Boundaries
	Safleoedd Cyflogaeth a Gyflwynwyd Submitted Employment Sites		Parc Cenedlaethol Eryri Snowdonia National Park
	Dynodiadau Tai Housing Allocation		Safle o Ddiddordeb Gwyddonol Arbennig Site of Special Scientific Interest
	Dynodiad Tai Wrth Gefn Contingency Housing Allocation		Gwarchodfa Natur Leol Local Nature Reserve
	Safleoedd Cyflogaeth Employment Allocation		Coetir Hynafol Ancient Woodland
	Dynodiad Cyflogaeth Wrth Gefn Contingency Employment Allocation		CN5 - Cynllun Lleol Bwrdeistref Colwyn CN5 - CB Local Plan
	Datblygiad Defnydd Cymysg, Tai a Chyffwrddau Cymunedol Mixed Use Employment, Housing & Community Facilities		4Y - Cynllun Ardall Llandudno/Conwy 4Y - Llandudno/Conwy District Plan
	Rhywysr Gwyrdd Newydd Proposed Green Barrier		E8 - Cynllun Datblygu Linedol Conwy E8 - Unitary Development Plan
	Estyniadau Bwrddig Additions		Estyniad E8 Bwrddig Proposed E8 Extension
	Dileadau Deletions		

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**Map 1a**  
**Rwystrau Glas/Lletemau Glas Presennol - Existing Green Wedge**

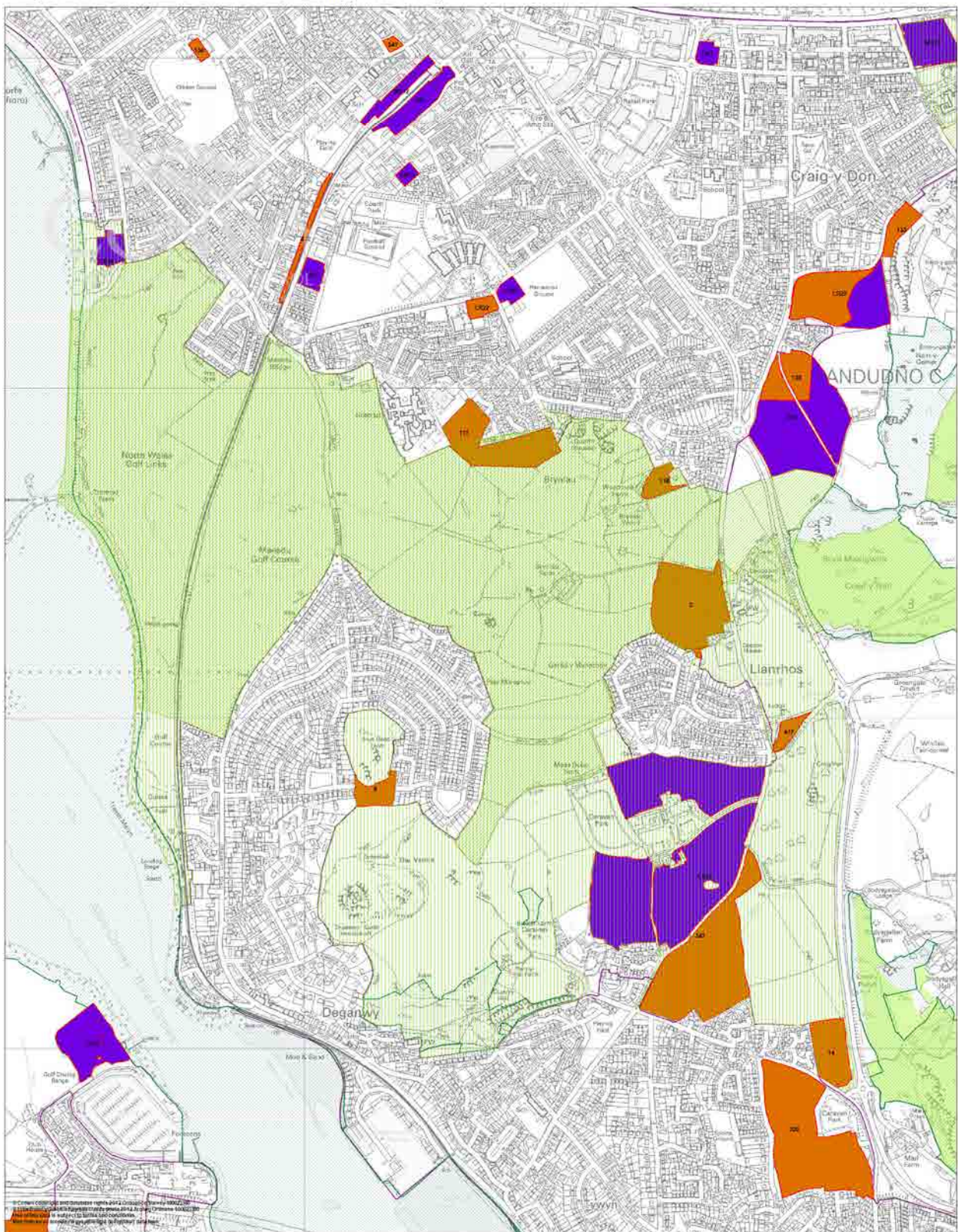






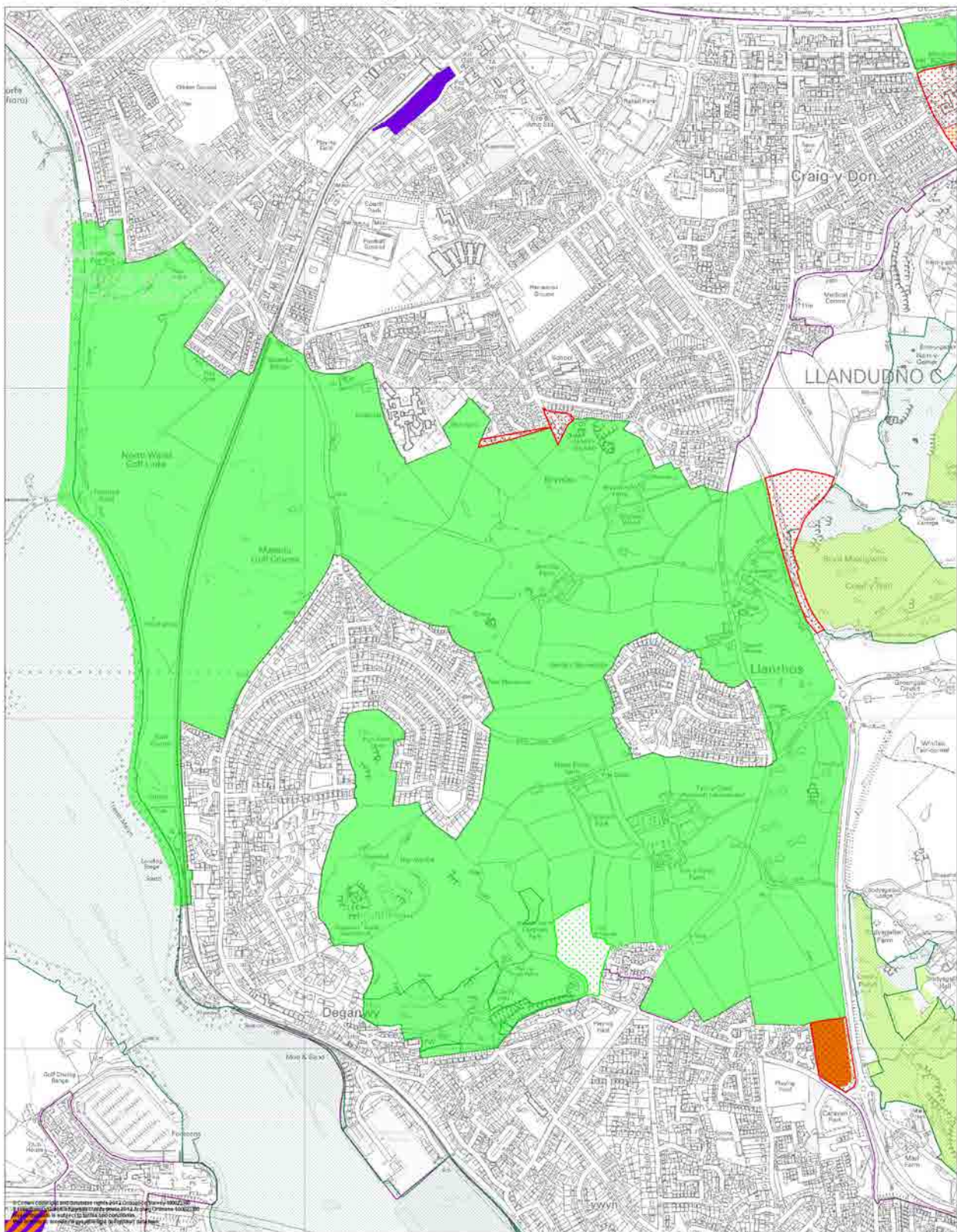


**Map 2a**  
**Rwysrau Glas/Lletemau Glas Presennol - Existing Green Wedge**



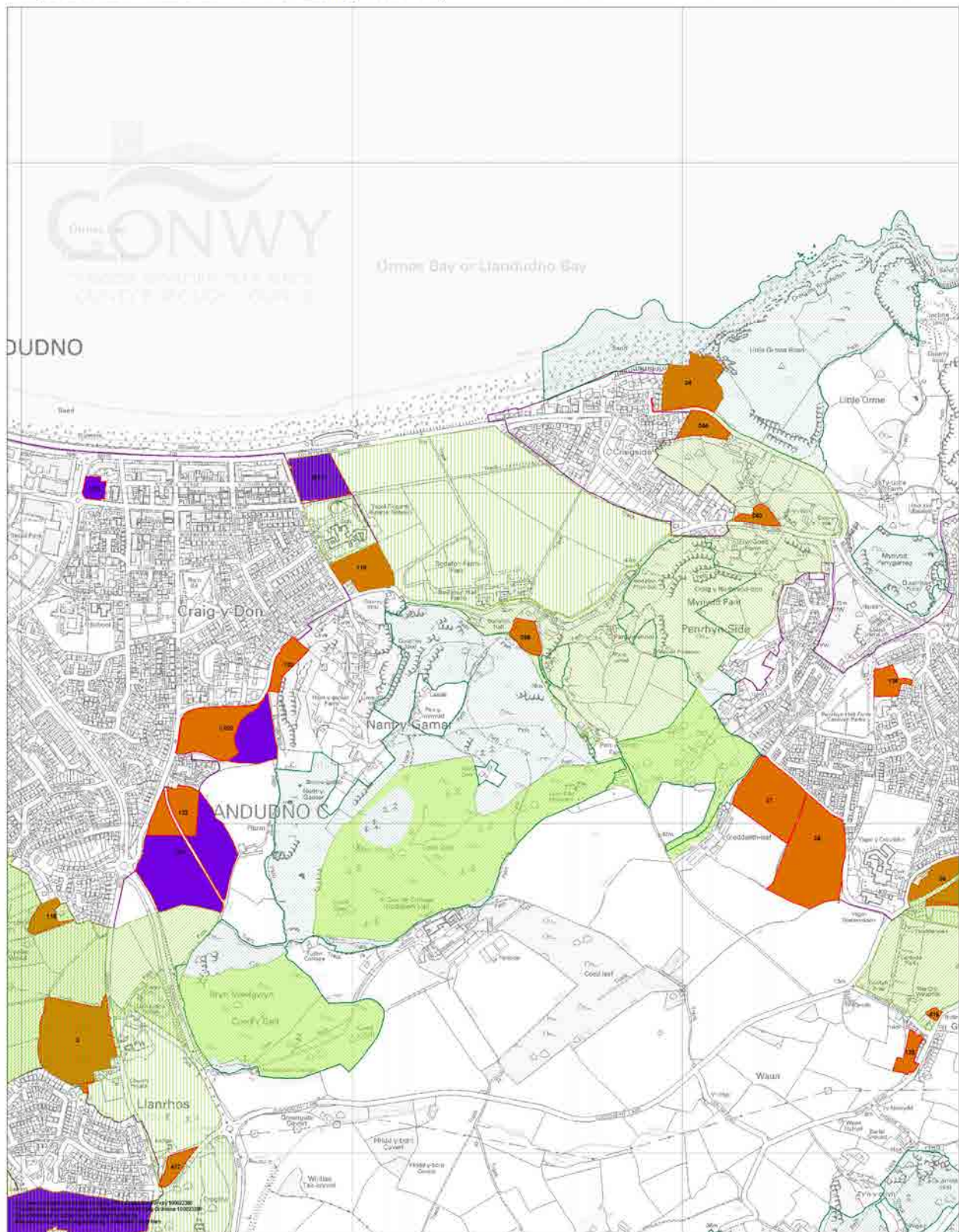


Map 2b  
Lletem Las Newydd Arfaethedig - Proposed Green Wedge





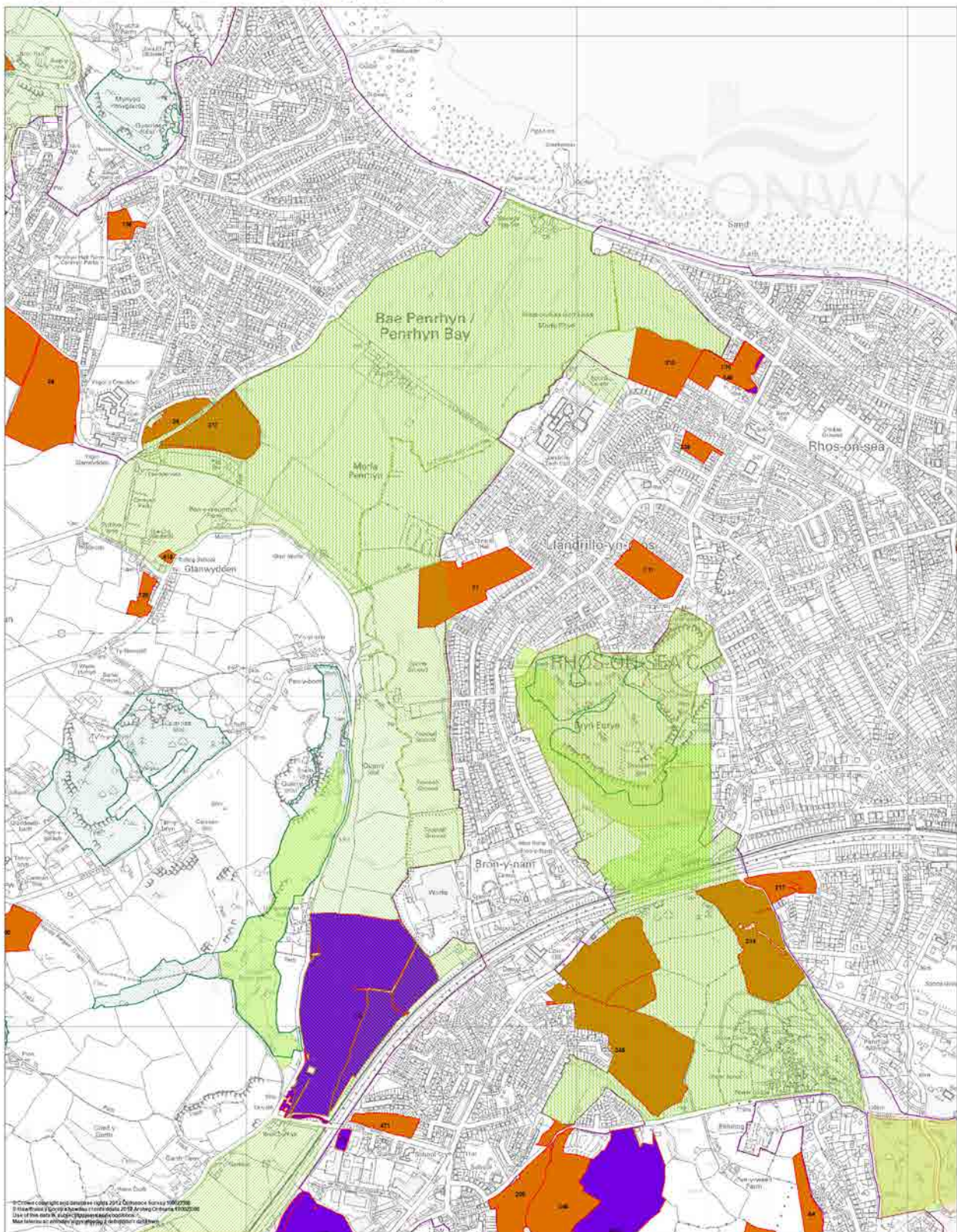
Map 3a  
Rwystrau Glas/Lletymau Glas Presennol - Existing Green Wedge





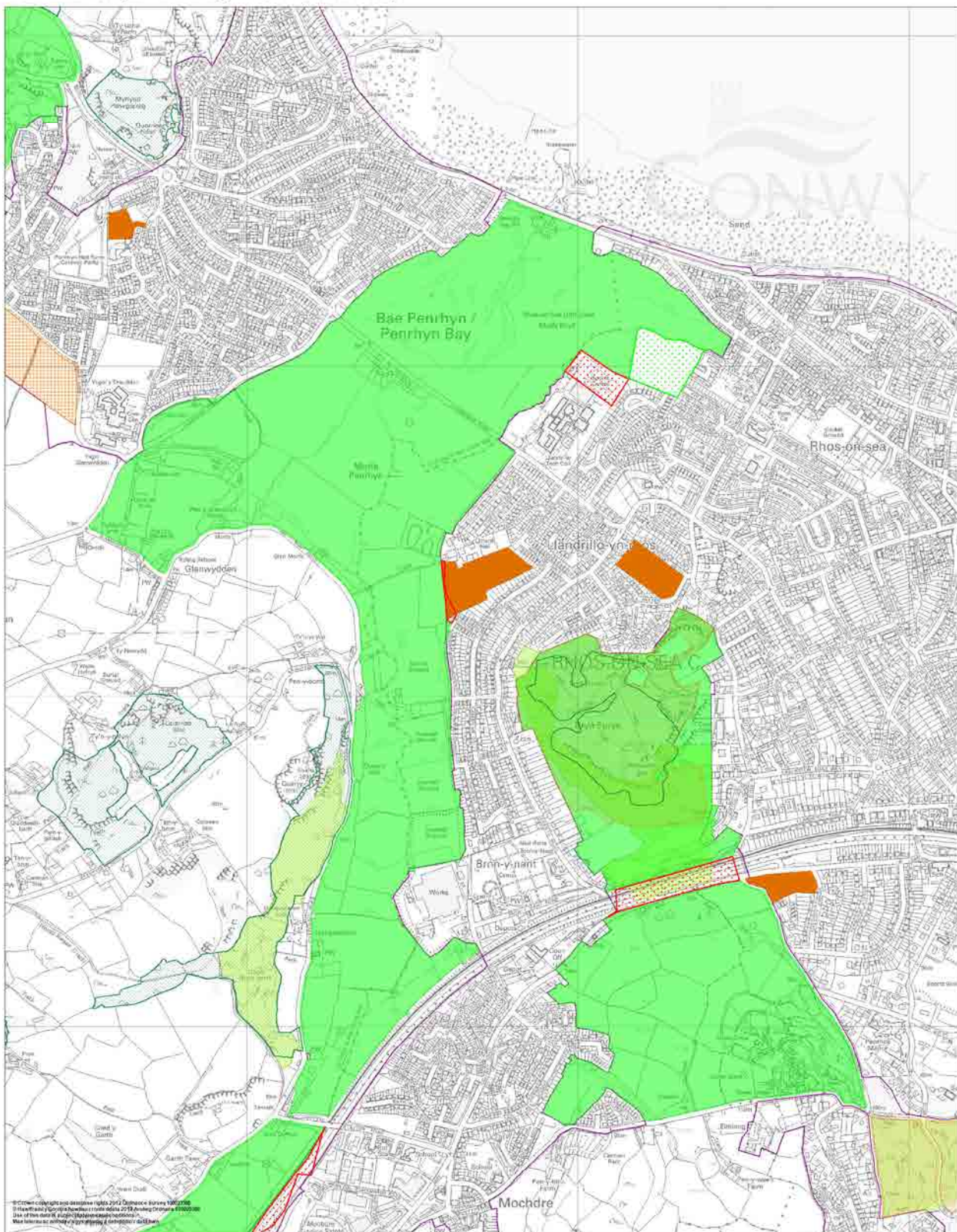


**Map 4a**  
**Rwystrau Glas/Lletemau Glas Presennol - Existing Green Wedge**



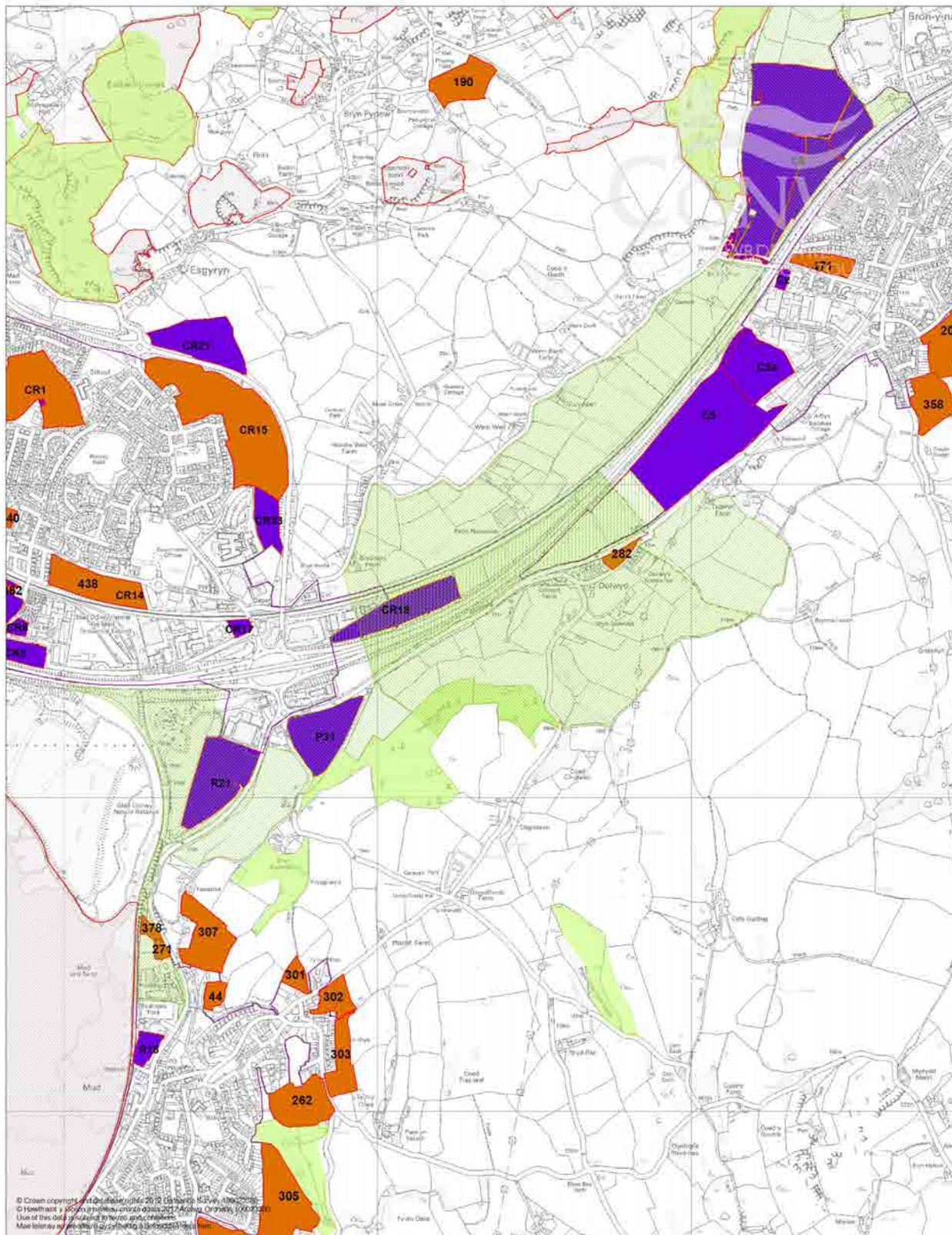


Map 4b  
Lletem Las Newydd Arfaethedig - Proposed Green Wedge



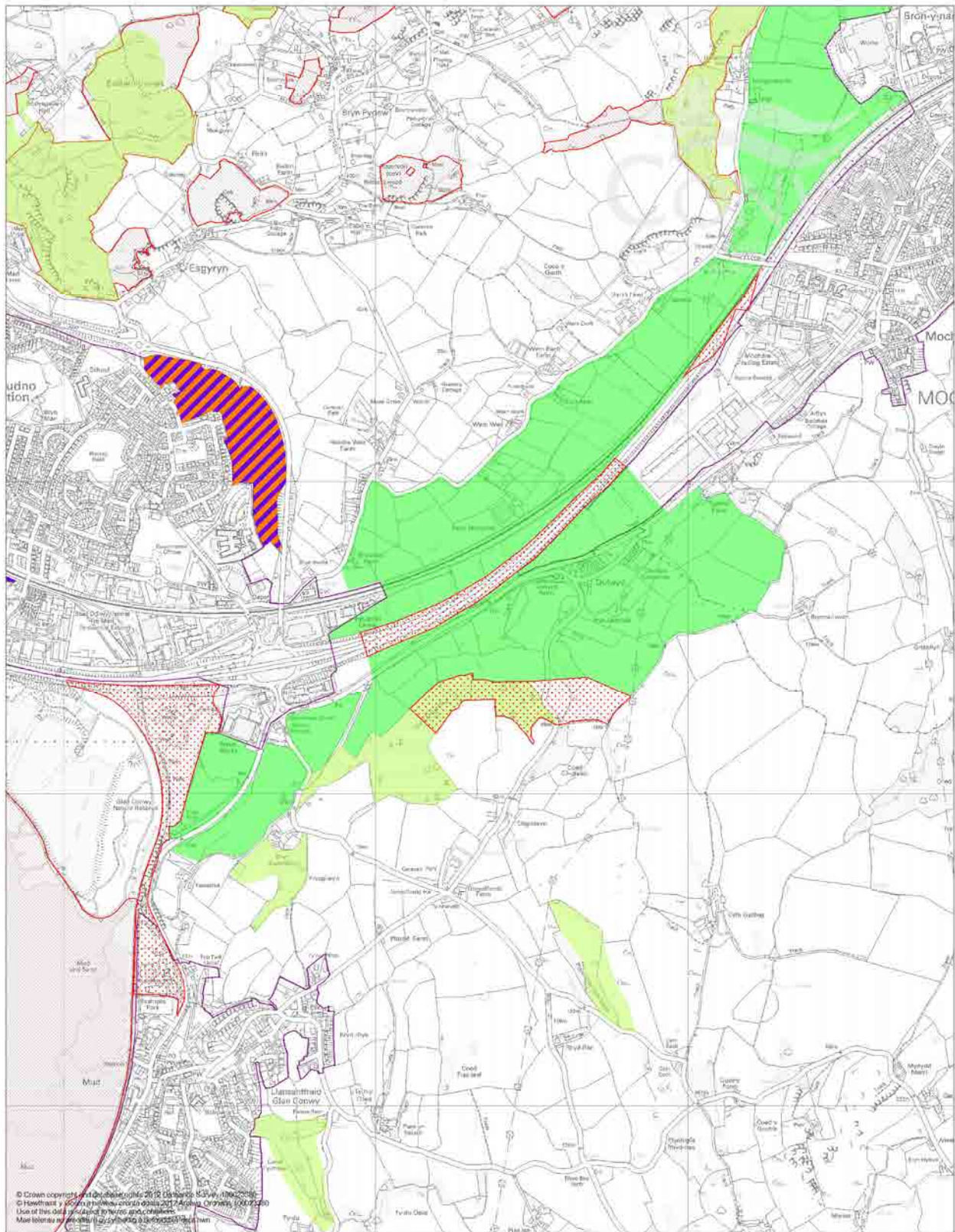


**Map 5a**  
**Rwystrau Glas/Lletemau Glas Presennol - Existing Green Wedge**



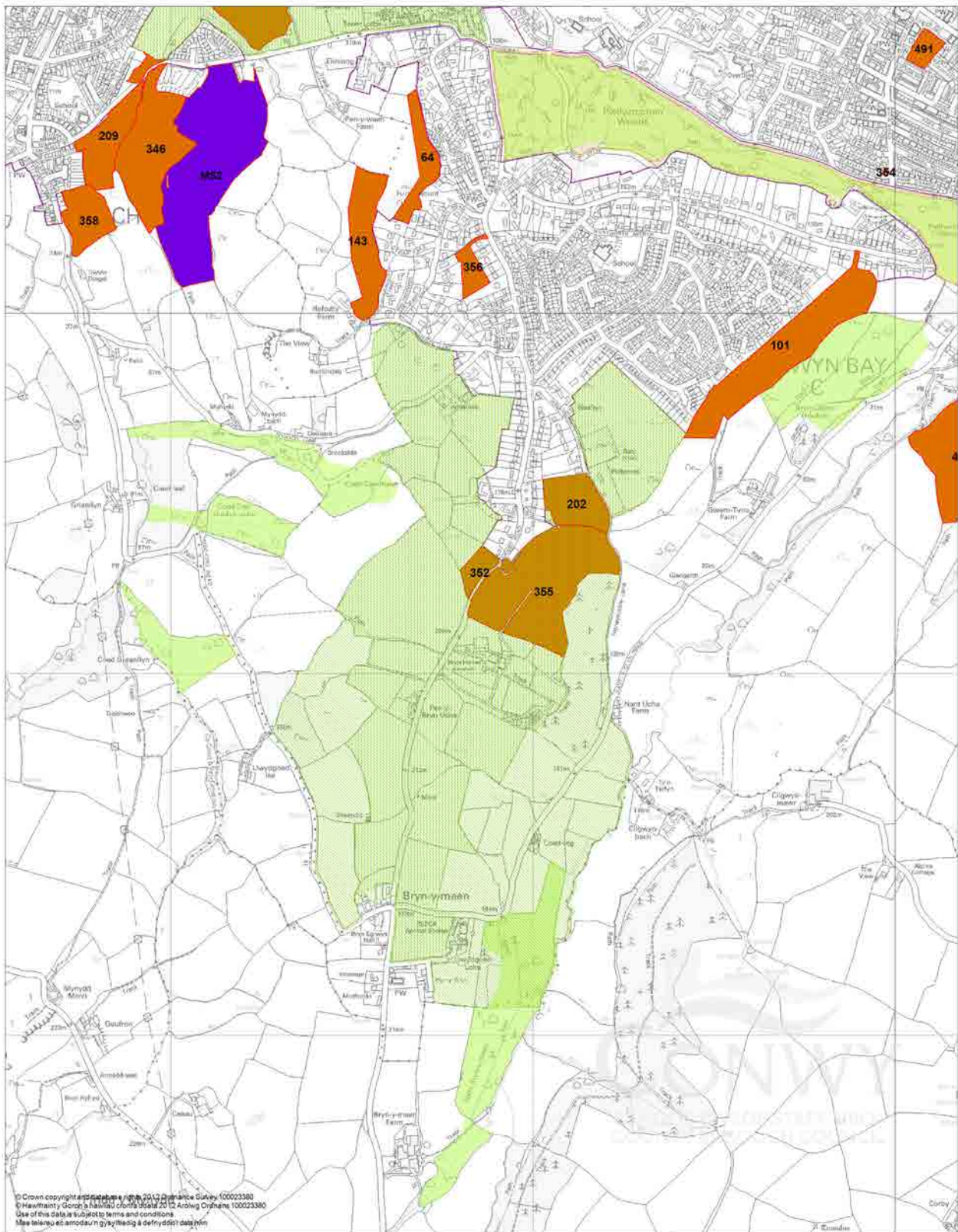


**Map 5b**  
**Lletem Las Newydd Arfaethedig - Proposed Green Wedge**



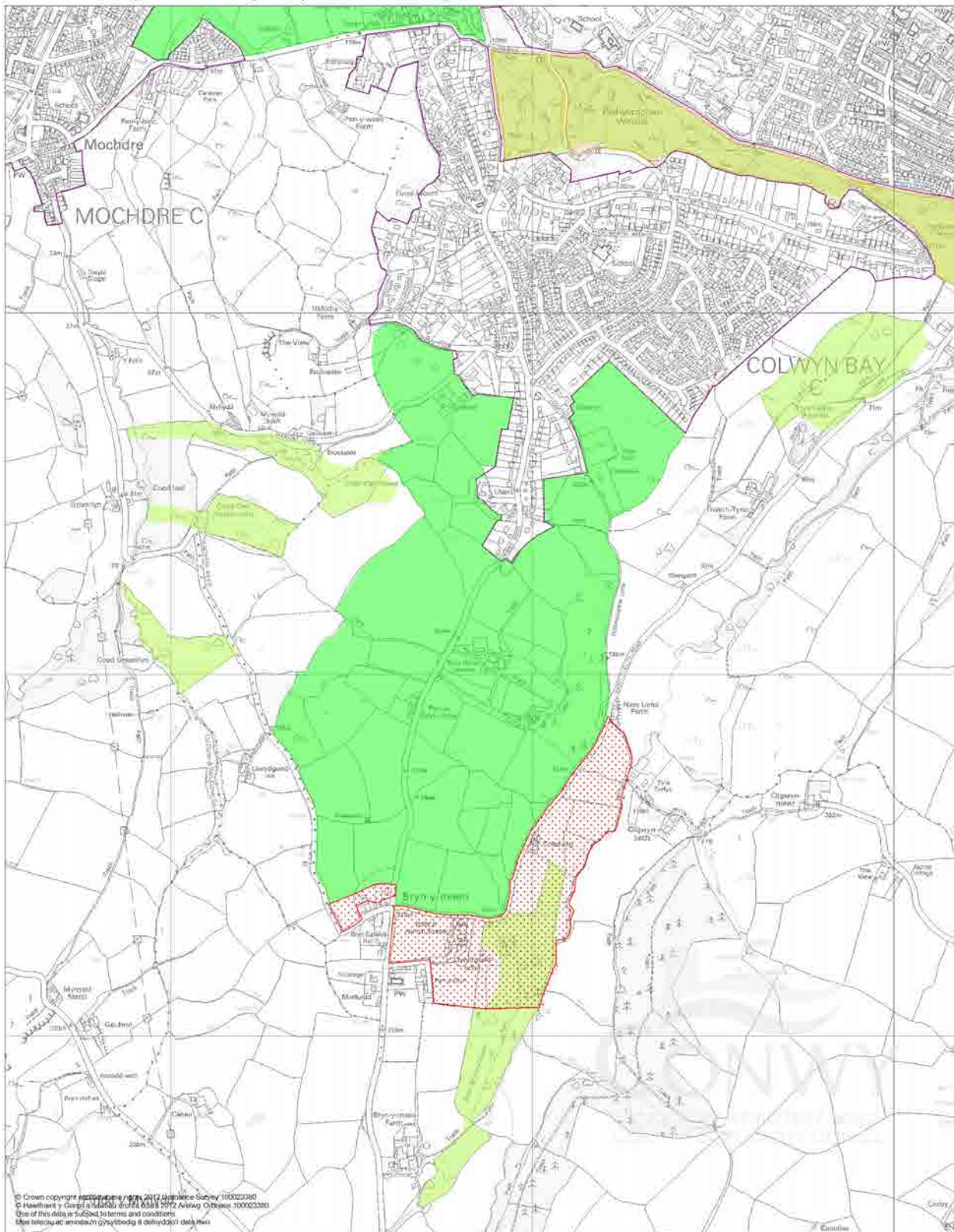


**Map 6a**  
**Rwystrau Glas/Lletemau Glas Presennol - Existing Green Wedge**



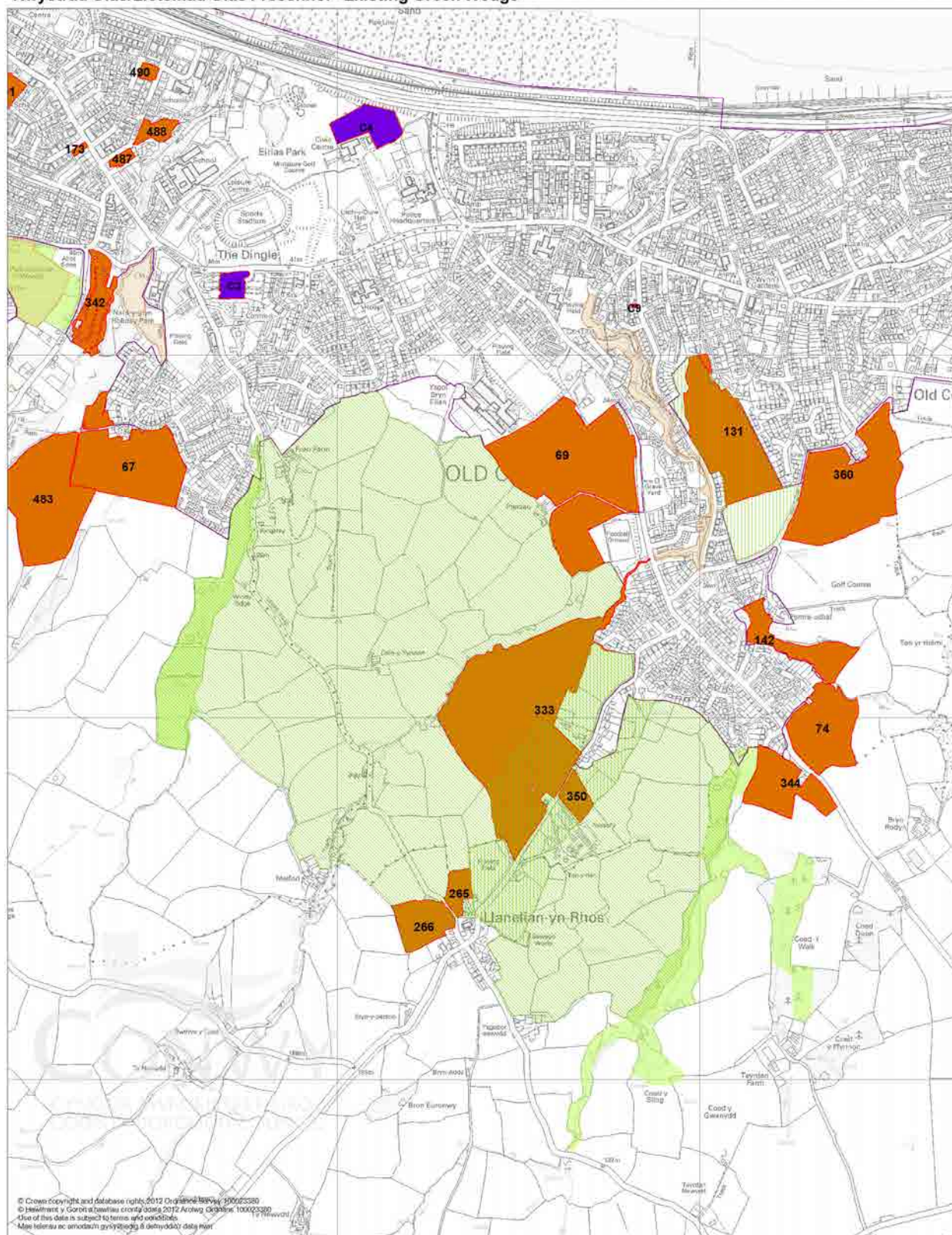


**Map 6b**  
**Lletem Las Newydd Arfaethedig - Proposed Green Wedge**



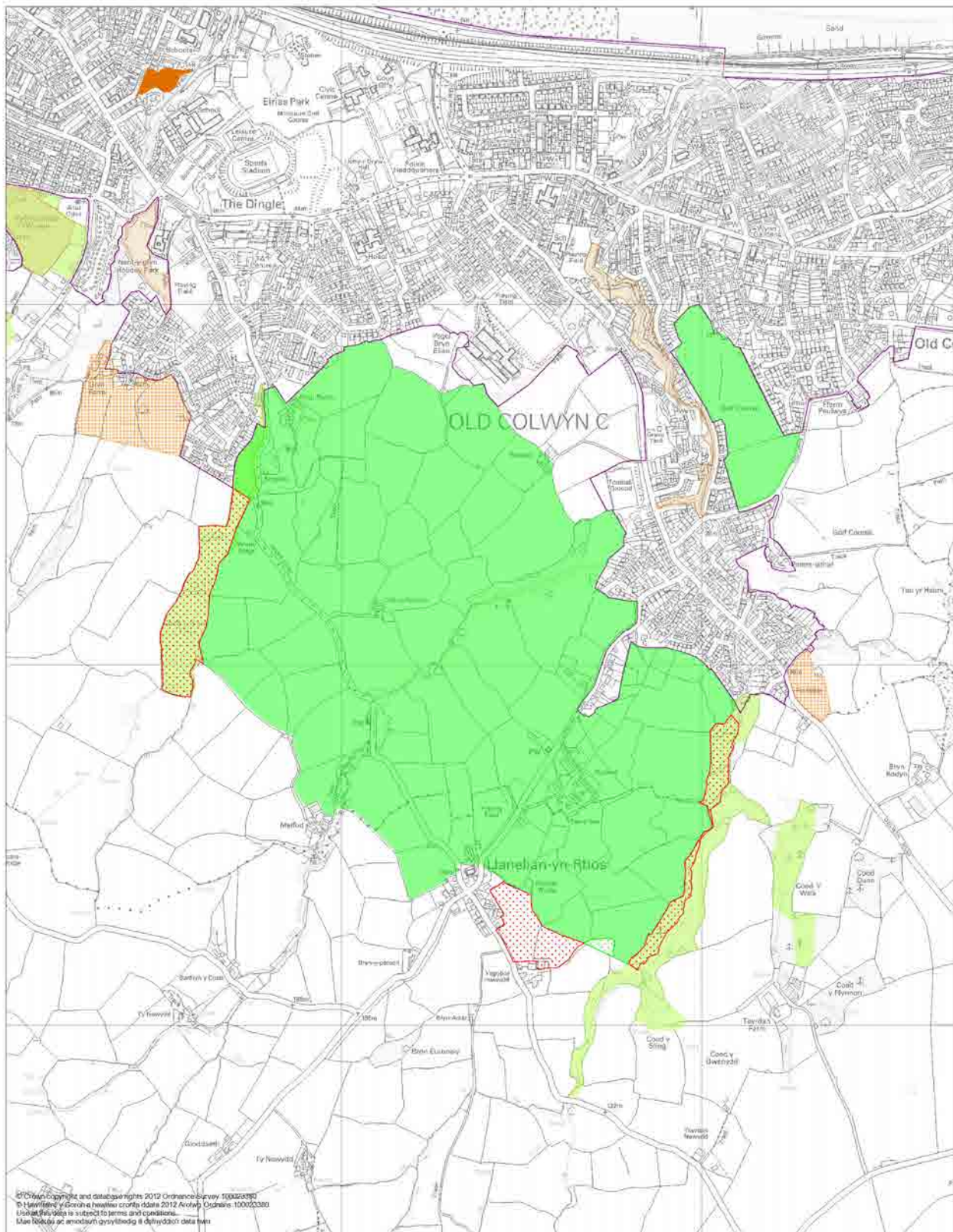


**Map 7a**  
**Rwystrau Glas/Lletemau Glas Presennol - Existing Green Wedge**

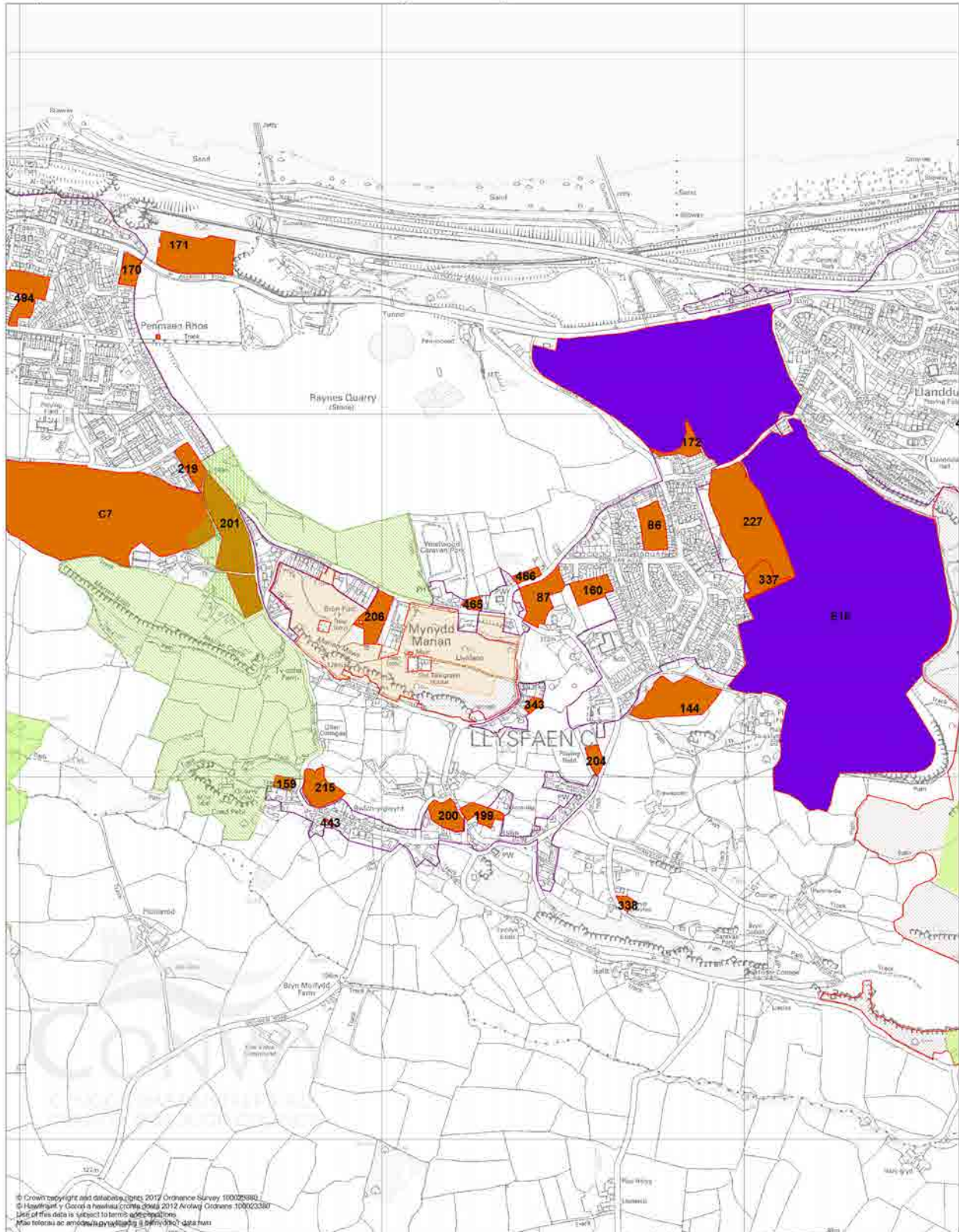




**Map 7b**  
**Lletem Las Newydd Arfaethedig - Proposed Green Wedge**



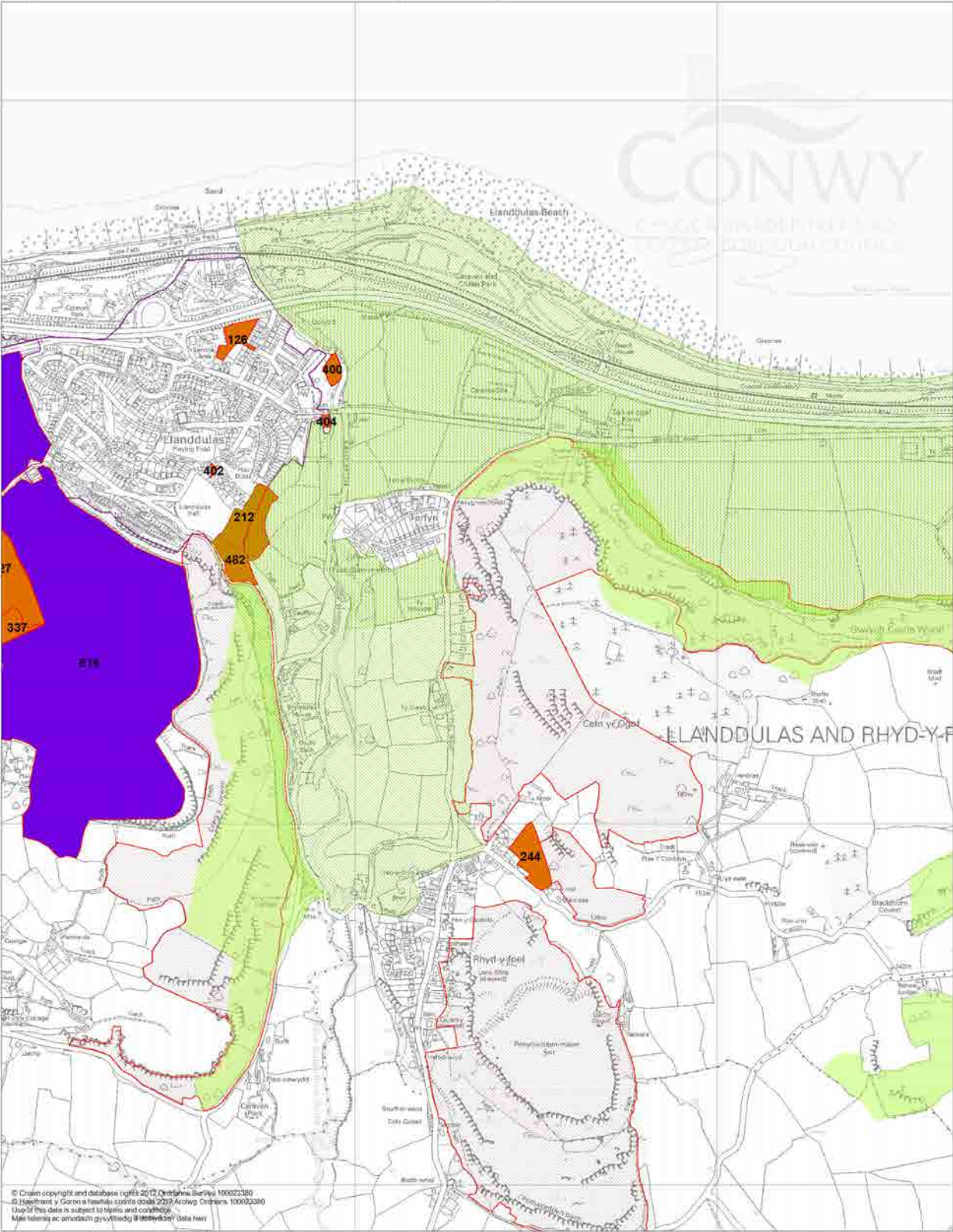
**Map 8a**  
**Rwystrau Glas/Lietemau Glas Presennol - Existing Green Wedge**





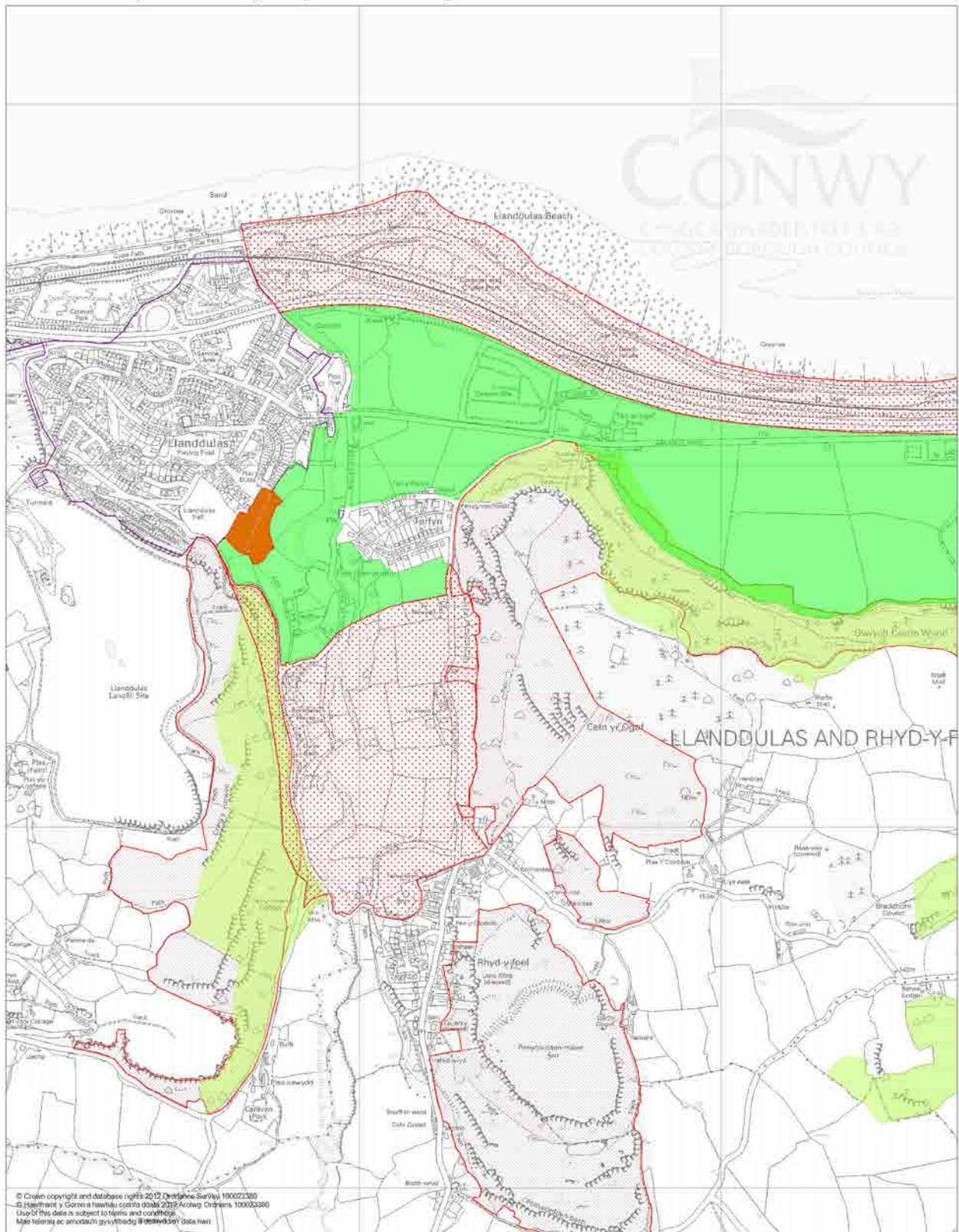


Map 9a  
Rwysrau Glas/Lletemau Glas Presennol - Existing Green Wedge



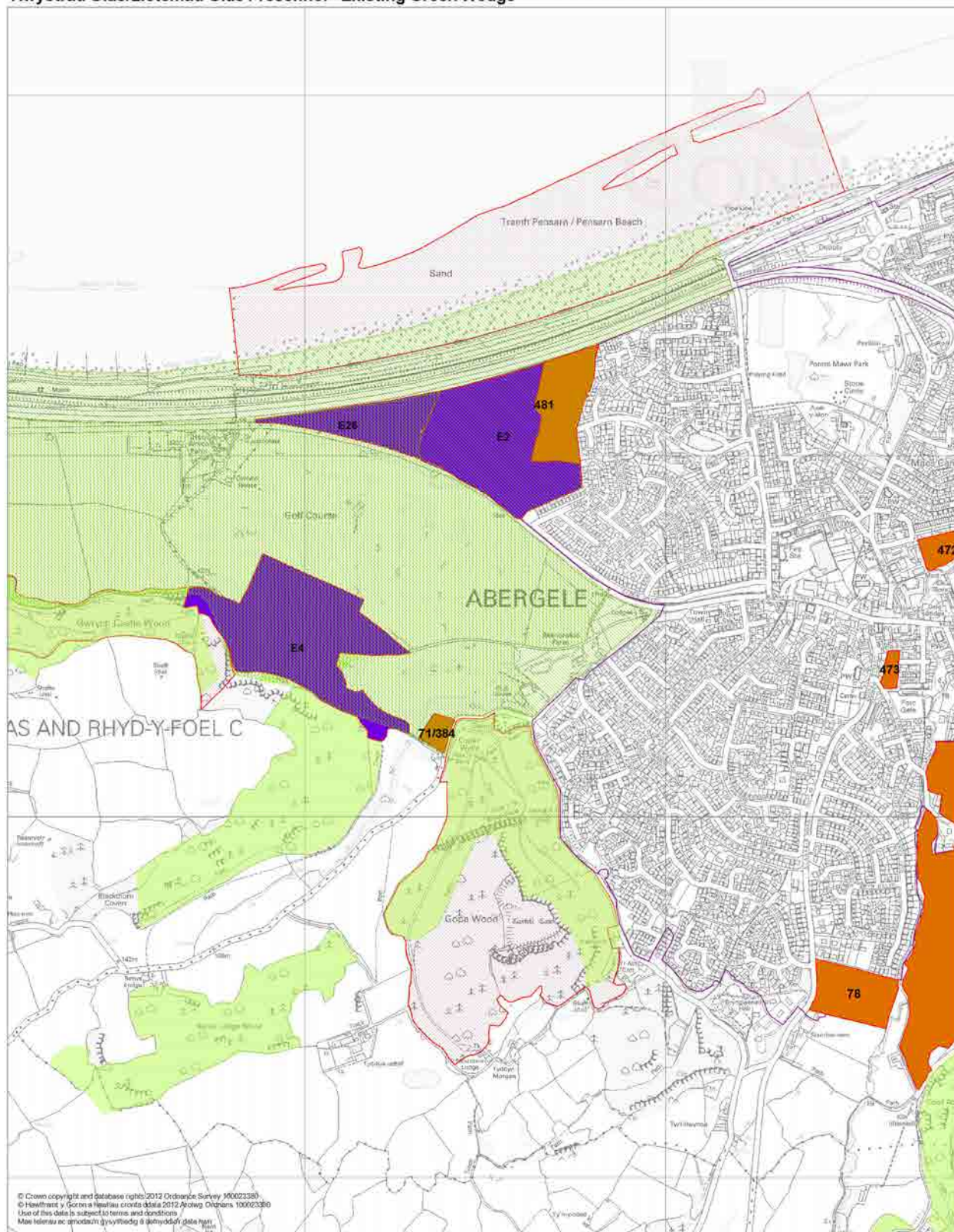


**Map 9b**  
**Lletem Las Newydd Arfaethedig - Proposed Green Wedge**



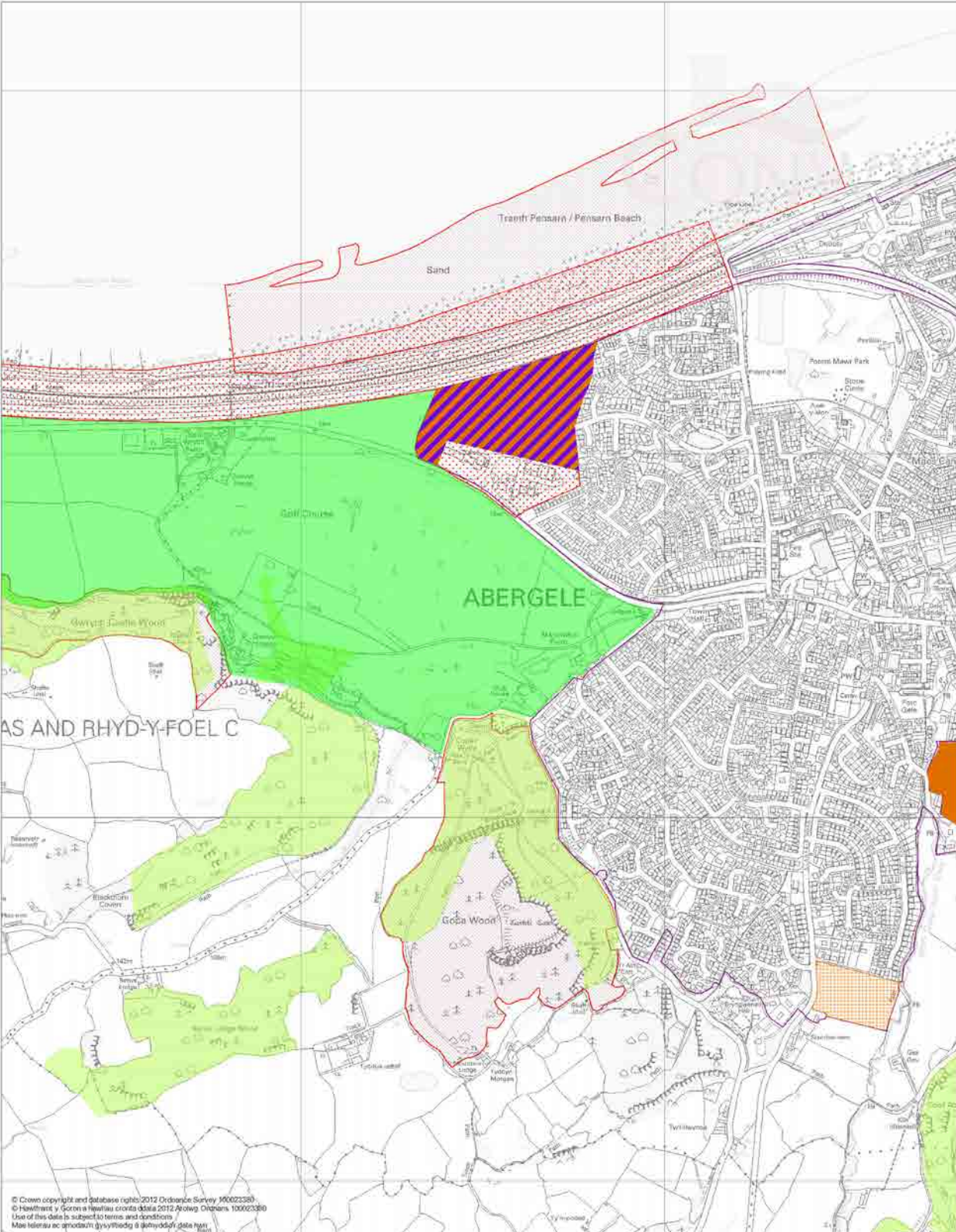


**Map 10a**  
**Rwystrau Glas/Lletemau Glas Presennol - Existing Green Wedge**



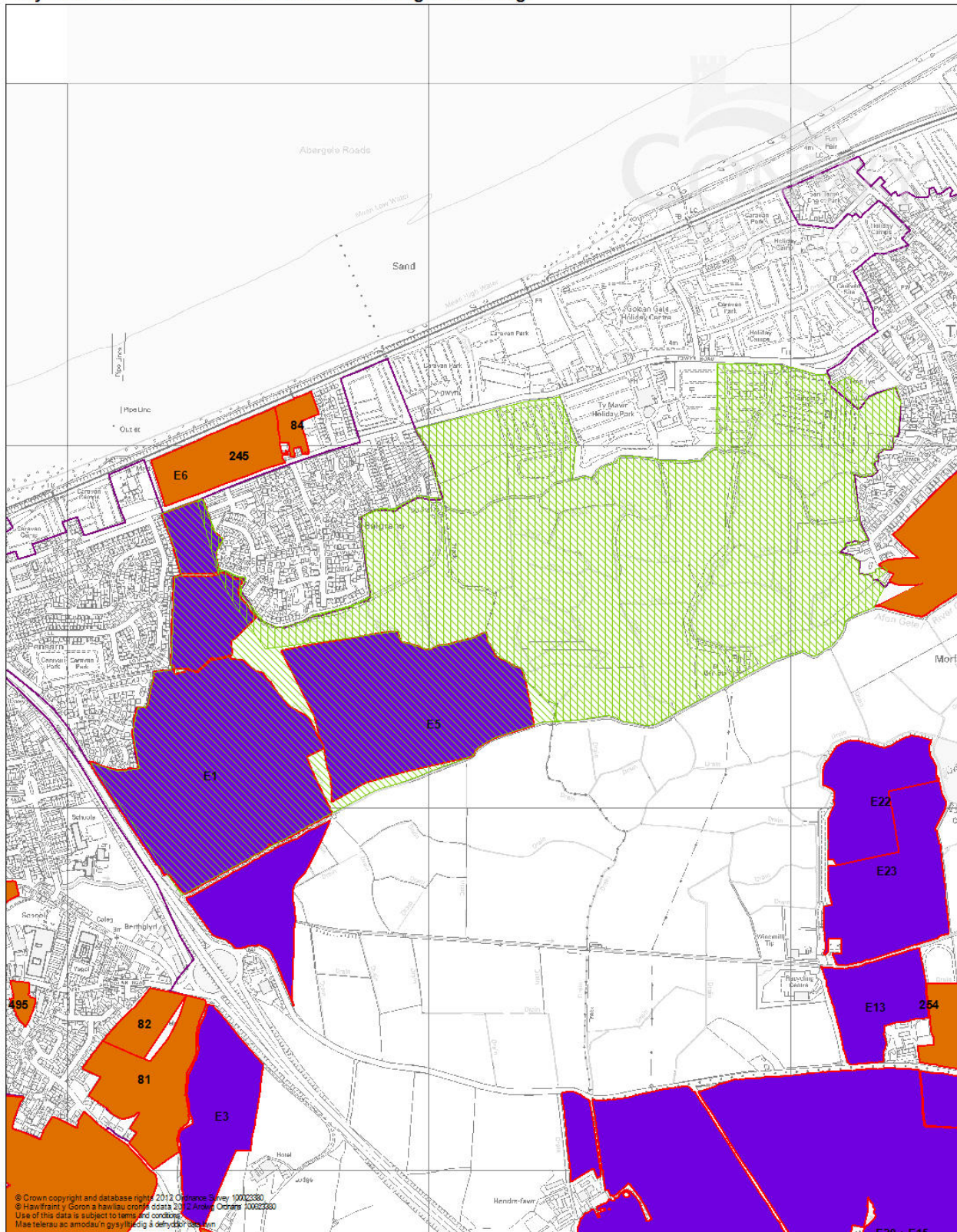


### Lletem Las Newydd Arfaethedig - Proposed Green Wedge





**Map 11a**  
**Rwystrau Glas/Lletemau Glas Presennol - Existing Green Wedge**





**Map 11b**  
**Lletem Las Newydd Arfaethedig - Proposed Green Wedge**

