considers that the proposed extension of the settlement boundary, and the removal of this site from the green barrier, although small, appears illogical to the current pattern of built form of Mynydd Isa resulting in harm to the function of the green barrier and open countryside.

3.0 The Objectorôs Case

3.1 The previous decisions were made in the context of the development plan at the time. The objector was advised that the site s location outside the settlement boundary and within the green barrier would make it difficult to obtain any form of consent for development as these were strategicector

viewpoints the development would be set against existing residential development. It was also observed that the countryside about the appeal site was typified by hedgerows which filtered views. The Inspector acknowledged that that the development would fundamentally change the character of the area but, *"as a result of its proximity and relationship to existing modern housing; its limited visibility in the wider area; and its modest extent I do not consider, however, that it would represent a significant encroachment into the surrounding countryside* .

3.5 It is relevant to note that the appeal Inspector also made reference to the UDP Inspector s report in which she gave her reasons for removing the allocation of the site from the Deposit UDP. The appeal Inspector considered that *"The UDP inspector's opinions are concisely expressed as it is appropriate and realistic in the context of a development plan examination. It is not clear, however, on what evidence she was basing these* .

3.6 Using the same logic as the appeal Inspector the impact of the objection site on the character of the area would be substantially less than the 59 dwellings at Issa Farm. The boundaries of the site are already well screened by mature dense hedgerow and this small development would have very little negative impact. There should therefore be no objection in terms of any perceived negative impact on the character of the countryside. The Council s view that it constitutes an extension of ribbon development has little substance

Bryn Y Baal Road, is materially different in appearance and character of the open farmed countryside which comprises the open landscape up to New Brighton. The open character of the green barrier commences from the northern edge of the site after the clearly marked junction with the fo

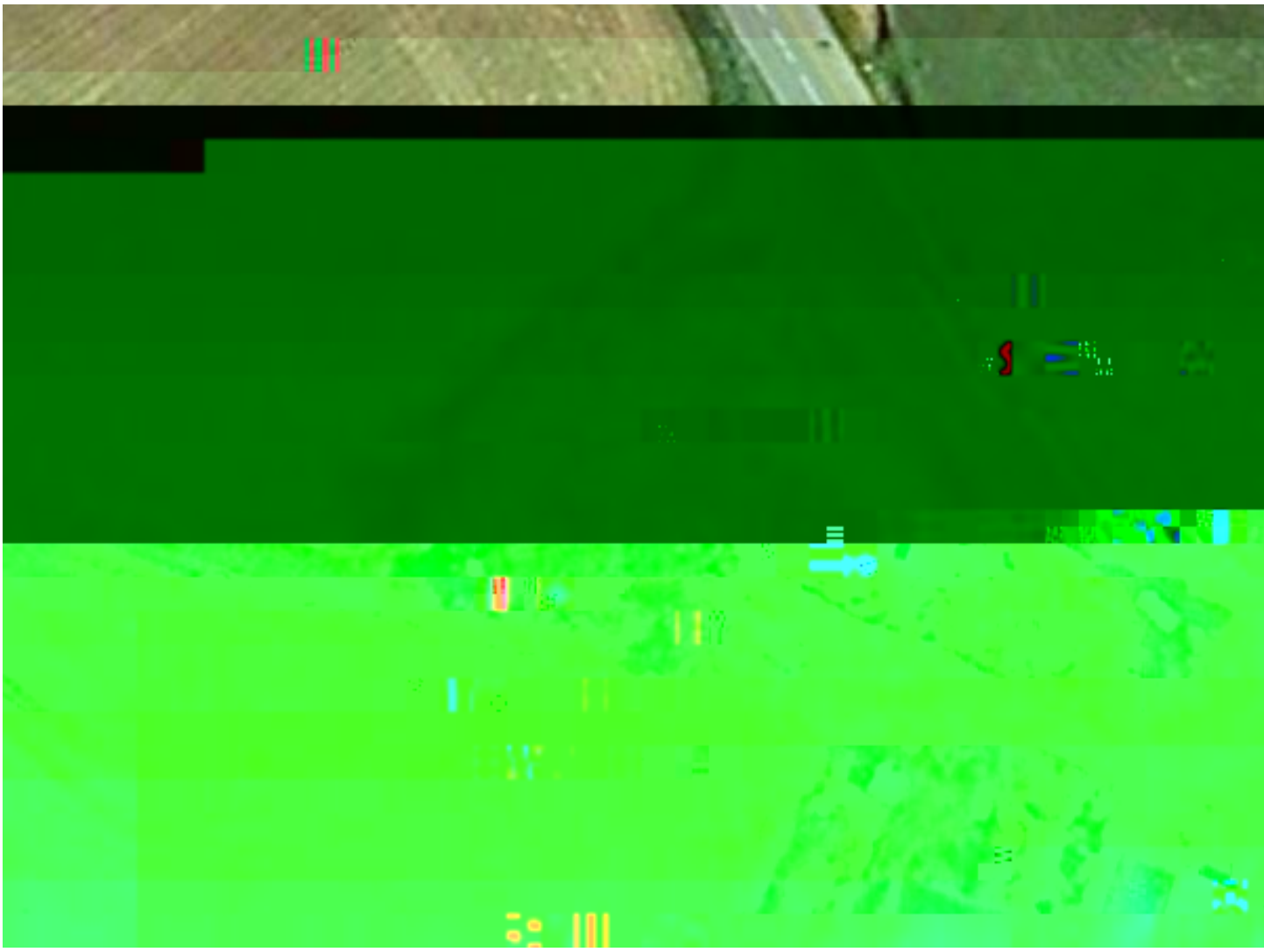

Figure 2 Site in 2006

Figure 3 New development in 2006

Figure 4

Figure 5 Warren Hall, Broughton, Penyffordd and A55

5.0 Conclusion

5.1 The Plan fails the test of soundness in that it is not appropriate for the area of Bryn Y Baal and Mynydd Isa. The objection site is very much an anomaly brought about by previous planning and highway decisions to re-algn Bryn Y Baal. This has effectively blighted the site from any beneficial use leaving it open to misue, fly tipping and becoming an eyesore to the detriment of the charcter of the area.

5.2 The site is in fact well related to the settlement and for the reasons given above the very minor drawing back of the green barrier at this location will not detract from its function or

effectiveness. Such an amendment will follow the logical applied by previous developmnet management and policy decisions including that of the Issa Farm appeal Insp