

APPENDIX B(ii)

CELP: First Draft SADPD (August 2018)

Policy PG14: Local Green Gaps

Policy PG 14

Local green gaps

1. To support the distinctiveness of settlements in the borough, the identification of localised separation policies will be supported in neighbourhood development plans. In local green gaps/green wedges identified in neighbourhood development plans, LPS policy PG 6 'Open countryside' will apply. In addition, planning permission will not be granted for the construction of new buildings or the change of use of existing buildings or land that would:
 - i. result in the erosion of a physical gap between any of the settlements identified;
 - ii. adversely affect the visual character of the landscape; or
 - iii. significantly affect the undeveloped character of the local green gap, or lead to the coalescence between or within existing settlements.
2. Exceptions will be defined locally or considered where no suitable alternative location is available.

Supporting information

2.19 Strategic green gaps are defined by Policy PG 13 'Strategic green gaps boundaries' and prevent neighbouring settlements from merging into one another and coalescing, thereby preserving the open character of the area and the settlements in it. Local green gaps and green wedges, as defined in NDPs, can help provide access to the countryside from urban areas, and protect the character and urban form of settlements, preventing coalescence in a settlement pattern and between nearby settlements.

2.20 We would welcome your views on this policy and whether there are candidate local green gaps/green wedges that the council should consider designating in the SADPD. Please include a map showing the extent of any areas and give the reasons which you believe justify their designation. Bear in mind that the purpose of local green gaps is to preserve the open character of limited gaps between settlements and prevent their coalescence. It is not the purpose of local green gaps/green wedges to protect landscape quality, biodiversity or historic assets, although the designation of a local green gap/green wedge may, coincidentally, support these objectives.

Related documents

- Made neighbourhood development plans

