

Wakefield Council
By Email

CPRE West Yorkshire
9th July 2020

Dear Sir/Madam,

Planning Application 18/01532/FUL: Holiday Development, Pugneys Country Park

CPRE West Yorkshire objects to this application. It is in clear contravention of Green Belt policies and inconsistent with Core Strategy Policy LROS 5.

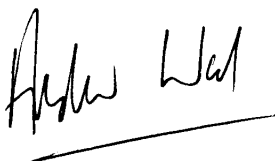
NPPF 133 identifies that the essential characteristics of Green Belt are openness and permanence. This relates to the openness of the Green Belt as a whole – ie being free of built development – and also the openness *within* the Green Belt that contributes to people's ability to access and enjoy countryside on their doorstep. This development takes a substantial parcel of land within the Green Belt that is currently providing openness as a public good, and effectively replaces it with a private good, enjoyable only by the clients of the holiday accommodation, restaurant, spa etc.

NPPF 141 requires local planning authorities to plan positively to enhance the beneficial use of the Green Belt, including opportunities for outdoor sport and recreation. This requirement sits well with Core Strategy policy LROS 5, for the Pugneys Leisure Opportunity Area. But the key point here is that a development at this site should demonstrably enhance the beneficial use of the Green Belt. Developing an essentially private leisure resort would have the opposite effect, by reducing the openness of the Green Belt and enabling the enjoyment of the leisure opportunity only for paying clients.

NPPF145(b) allows for new buildings in the Green Belt without the need to demonstrate very special circumstances, if they constitute the provision of appropriate facilities for outdoor sport and recreation, and 'as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'. This proposal falls well outside of the provisions of NPPF145(b), since the proposed new buildings are largely unrelated to the adjacent amenities of the Country Park. In other words, the clients of the proposed resort will benefit greatly from the adjacent public amenity, but the public amenity will not be enhanced by the development.

We therefore ask that the application be refused.

Yours sincerely,



Andrew Wood
Consultant Planning Officer, CPRE West Yorkshire