

Katherine Wood [via email]

Senior Planning Officer

Yorkshire Dales National Park Authority

11 March 2024

**Comment on Planning Application: C/50/46M Former Linton Camp
Full planning permission for demolition of existing buildings and redevelopment of the site for
tourist accommodation (amendment to previously consented application C/50/46L)**

Dear Ms Wood

Friends of the Dales continues to have concerns about this application. We expressed detailed concerns about sustainable travel, public access and lighting in January 2024. Given the Planning Committee will consider this application on 12 March 2024 so we would be grateful some additional comments, in addition to our previous comments, are brought to Members' attention.

We note that the applicant intends to **install 33 wood burning stoves**. This is an increase from only 9 wood burners in the previous hotel/lodges application. The Officer's Report notes that these "are not considered to be sustainable". The applicant however claims "there is an absolute expectation from the target market that this would be a key element in the experiences being sought in the proposed development."

This is entirely contradictory to providing an "innovative and exemplar development" and as the Report points out these wood burning stoves appear to be more about aesthetics rather than practical heating. Given the impact of these burners on the design (with protruding flues) and on particulate air pollution, we hope Members will use this as an opportunity to insist on more sustainable heating as a condition of approval.

We question the **long term viability of parking** incorporated in the design. In addition to meeting the needs of holiday makers and staff, this is now expected to provide capacity for people coming to use the site's leisure facilities – the bowling alley, cinema, spa, gym and so on. No realistic plan is given on how this will be managed except vague mentions of a booking system. Applications for more parking – taken presumably out of land currently intended for biodiversity net gain on site – may well follow. We urge Members to ensure strong conditions are used to prevent this happening.

Equally there is an opportunity to insist the developer provides fully for **sustainable transport** to the site, and in addition fund mitigation of the increase in car use by financial mitigation.

Chair, Policy and Planning Committee

On behalf of Friends of the Dales

Friends of the Dales is a working name of the Yorkshire Dales Society which was founded in 1981 and is a registered charity and company limited by guarantee. Friends of the Dales is free of political and financial affiliations. We work to ensure that the Government, the Yorkshire Dales National Park Authority, and other relevant agencies deliver their obligations to care for the special qualities of the Yorkshire Dales, an internationally important area. We do this by considering major planning applications and policy development affecting the Yorkshire Dales and adjacent areas. We offer a year round programme of



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walks and talks so that everyone can enjoy and learn more about this beautiful area and why it needs protection. We have a membership of around 1,300 individuals, families, businesses and organisations.