

Nicola Dinsdale [via email]

Planning

Yorkshire Dales National Park Authority

3 February 2025

**Objection to Planning Application: S/03/385L Uldale Farm, Fellend, Ravenstonedale  
Full planning permission for a farm diversification scheme for glamping accommodation  
comprising of 2 No. mirror pods with associated parking and package sewage treatment plant**

Dear Ms Dinsdale

**Friends of the Dales wishes to object to this application on the grounds of impact on the tranquillity of this remote site; significantly increased vehicular traffic into a remote area; the inappropriateness of the design choice of mirrored surfaces.**

The Business Plan (written by Canopy & Stars, a national brand of glamping accommodation) is for 12 month occupancy with an expected 70% occupancy rate. Despite claims that the site can be reached by taxi from the nearest main town (Kirkby Stephen), in reality the vast majority of visitors will come by car along a long narrow track. This will have a year-round impact into this remote and tranquil area. With promotion geared to pet owners, it is likely that dogs will be exercised across the adjacent privately owned farmland. No mention has been made of mitigation to prevent this disturbance to birds, red squirrels and to livestock.

The design of the two cabins (each with associated decking and large outdoor bath/hot tubs and cooking areas) is for highly mirrored finishes. The DAS notes that these mirror walls will "... quite literally reflecting the trees and shrub and understory layers around them." This mirror finish will enable "the units to blend in among their surrounds seamlessly and be not immediately visible, particularly from any distance."

Glass and other highly reflective finishes are a recognised cause of bird fatalities. Data on numbers is necessarily hard to monitor but the BTO (British Trust for Ornithology) estimated in 2004 that the deaths annually in the UK could be several millions (extrapolated from the proportion of dead birds with identification rings).

The national park authority's Wildlife Conservation Officer has elaborated on this issue in their report noting that "Glass ... poses a real threat to birds that die after colliding with glass structures. Reflective glass or mirrored glass reflects trees, vegetation, and sky, tricking birds into thinking they're flying into open spaces. Non-mirrored/transparent glass often creates a fly-through effect appearing like an open passage." The report also clearly explains the impact of light pollution on nocturnal wildlife including disorientating bats, insects and night flying birds.

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It seems extraordinary that the applicant has chosen a design finish likely to cause bird fatalities and other impacts on wildlife during the night, despite their claims to wish to see biodiversity improvements on the site.

The site itself is described as an established coppice of close growing Larch, with fallen, dead and leaning specimens due to windthrow and a floor dominated by stumps, brash and wood chip. It is currently grazed by sheep which has reduced the ground flora interest. A comprehensive woodland management plan to improve biodiversity is essential. There is a risk that the desire of holiday makers for clear views out of the site to the surrounding landscape will bring pressure to open up the site rather than increase tree cover.

Yours sincerely

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 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.*