

17/013969/MFUL

Mr and Mrs Christian and Carolyn Van Outersterp  
Sunley Hill, Muscoates  
Nunnington  
North Yorkshire YO62 5XQ

Ryedale District Council  
Ryedale House  
Old Malton Road  
Malton YO17 7HH

30<sup>th</sup> October 2017

Dear Sirs

PLANNING APPLICATION IN RESPECT OF;

CHANGE OF USE OF LAND FOR THE SITING OF A WOODLAND FAIRY TRAIL, 1 NO. "L" SHAPED SHED FOR RECEPTION, CAFÉ, TOILETS, KITCHEN, STORAGE, FAIRY MUSEUM/STORY TELLING, AND CAR PARK, IMPROVEMENT TO EXISTING TRACKS AND PATHS, AND CREATION OF NEW PEDESTRIAN FOOTPATHS, WITH FOCAL POINTS ALONG THE PATHS (SUCH AS "elven chair", and willow wall maze), INSTALLATION OF FOUL DRAINAGE REED BED SYSTEM, AT LAND EAST OF STAMFORD BRIDGE SAND HUTTON ROAD AND NORTH OF STAMFORD BRIDGE – BUTTERCRAMBE ROAD, IN PART OF BUTTERCRAMBE MOOR WOOD.

We were asked to make a full submission after brief dialogue with officers from Ryedale. This set of proposals is for a sensitive eco "off grid" woodland trail aimed at families, both fun, healthy, and educational. It is an all year around trail experiencing the splendour of the woodland at all times of year, not just in the summer. The proposals have passed an expression of interest with the RDPE Growth Programme, regarding a grant for a first phase and has been invited to progress to a full submission of which this planning application is part. The proposals also enhance the glamping site Jollydays.

The proposals see a low key re-use of a commercial woodland site presently owned by Trustees of G W Darley 1971 settlement of The Buttercrambe Estate in the southern part of Buttercrambe Moor Wood. The proposed site covers approximately a fifth of Buttercrambe Moor Wood. The site is completely screened from view and at present has a low economic yield.

The proposals are for a small network of footpaths, using existing tracks where they exist, along which are interspersed focal points around the subject of fairy woodland creatures and their myths. There are 2.4km of paths, 1200m new and 1200m existing. It is a trail of the imagination, the creatures themselves are not seen, with storytelling at its heart, nature and imagination.

Storytelling is done through information boards, leaflets, verbally with story tellers, and via the "fairy museum". Interwoven is educational information about trees, the woodland, and nature. It is aimed at families with children of all ages, intended to be healthy, getting them outdoors, educational, and fun, cultivating a respect for nature and rural life, something Jollydays has promoted for 10 years.

Elements can be enjoyed individually or as part of a journey. There will be recommended routes, short, medium long. Boards will be at certain points weaving a fairy story of the woods and information on the trees, animals and habitats. It is envisaged an average visit would be between 2 – 4 hours, and that repeat visits are encouraged to experience more elements as well as the woodland in different seasons.

There are no bright colours, with elements primarily made from natural materials. Elements along the trail would include; doors appearing to go into trees, roofs on stumps, small fairy houses/village in the trees and rhododendrons (0.3m<sup>3</sup> – 0.75m<sup>3</sup>), 9No. goblin houses (1m x 1.5m x 1.8m high), mushroom fairy ring (carved wooden mushrooms 0.5m – 1.2m high), doors to other worlds, stump labyrinth for younger children (20m diameter amongst existing trees), willow wall maze (25m x 50m), sculptural elements with Elven chair, outsized birds nest, tree Tee Pees (larch/pine pole dens), permanent "shadows" from trees in dark gravel material, some of which morph into woodland creatures.

Access to the trail will share an entrance off the Stamford Bridge – Buttercrambe road (a flat straight section of road), with the Jollydays glamping site – which was improved when that camp was built. There would be an entrance sign for "Northwood Fairy Trail".

A reception, toilet and café facilities are housed in a simple single storey shed, black roof and external walls, set on permeable terram and stone, in an existing glade off 2 existing main tracks. Part of the shed is surrounded by a veranda made from tree trunks from the woodland. Also within the shed there is also a space for a "museum of fairy artefacts" and storytelling space. Minimal electricity is required and would be generated "off grid" by renewable methods with solar panels on the south facing section of the shed. The proposed shed, on a permeable natural stone surface material so rain runs off into the ground and is not directed to drainage pipes.

Car parking is for 60 spaces placed in an existing glade in the woods and the track to it initially following a track to an old pheasant pen from the entrance to the woods. Car parking is stone on permeable matting allowing water to flow through, so there is no run off, as are the woodland trails.

The applicants Mr and Mrs Van Outersterp are successful eco-tourism operators, of 10 years standing, and have a proven track record of operating "with a light touch" with the award winning Jollydays camp and another camp in woodland near Sancton, East Yorkshire. The Jollydays camp has long held gold status in the Green Tourism Business Scheme and they have a White Rose Tourism award, as well as attracting national and International press recognition. This camp is completely screened from view and many locals are unaware of its existence. The woodland trail is also completely screened from any public highway or path.

The applicants believe this woodland trail will prove successful despite not relying heavily on modernity and electronica, and in fact will be an antidote to modern stresses and strains and the technology that goes with it. The natural setting means it will be attractive to all ages and particularly engage younger visitors and ignite their imagination. There are potential health benefits with the increasing awareness of “woodland bathing” (from Japan), and scientific research supporting that being in such environments lowers the heart rate, reduces stress and boosts the immune system.

The proposals would work well with other rural attractions in Ryedale, making the area as a whole more attractive to visitors from outside the area, adding to and enhancing a strong group of family attractions around York and in Ryedale. The type of visitor attracted to such an experience as proposed are usually affluent, environmentally aware, interested in local culture and inherent attractions of an area. However, the proposed elements attracting children, and its location, will broaden this appeal and attract visitors not normally disposed to outdoor or nature activities. Integral is gentle education about woodlands and nature.

It has a low physical impact on the local area, and on the workings of existing enterprises on the Estate and surrounding farmland. As well as a stand alone enterprise the fairy trail would also complement their existing, low impact, glamping business, assisting that camp in an increasingly aggressive market. The trail will open up the woodland experience to day visitors as well as those staying in the camp.

The proposals would create employment, at least 10 people, running, maintaining and developing the focal points, enhancing the woodlands bio diversity, as well as drawing on local artists, and artisans, and food suppliers. The applicants would be using local suppliers that share similar values, such as high quality food producers (linking into Malton as Yorkshires Food Capital), craftspeople and storytellers. The proposals would add a vital USP, going forward, to the Jollydays campsite, which was one of the very first in the UK and ensure its sustainability in an increasingly competitive and fragile glamping/camping sector. (Plimsoll reports for the past 2 years support this with the summer 2017 report stating that a third of businesses in the sector are losing money). Increased competition nationwide has meant a decline in family visits to the Jollydays camp and the trail would help encourage visitors to stay at the camp, and because of a longer stay also enjoy other attractions in the area.

Minimal tree felling would be required, as gaps and glades exist to facilitate the sheds and car parking, and would be primarily those timber crop trees at maturity ready for harvest, or due to be removed a part of the estates normal silvicultural thinning operations. Replanting with native species would then occur.

The proposals would enhance the Bio diversity of the site. A continuous woodland tree canopy (with existing glades) is fundamental to the experience.

The applicants would increase bio diversity of flora and fauna by adding bird and bat boxes, and removing / managing out unwanted plants such Himalayan basalm, and bracken, manage the spread of rhododendron, and as the timber crop is harvested replant with native plants such as oak, rowan, hazel, native cherry and small leaved lime, and protect

naturally regenerating plants such as holly. The creation of a reed bed, an important wetland habitat, would further enhance bio diversity.

Over the last 10 years the applicants have successfully managed the camp area of the woodland, planting hundreds of trees, thousands of native bluebells, creating a reed bed, as well as building bat and bird boxes.

The development will be phased, with only part of the trail and shed built in the first phase.

This is the first time that Ryedale has seen a tasteful, green "off grid" tourism opportunity of this type and both the applicants and landowners are confident it will succeed, and indeed will be a unique experience in the UK.

This is something new, low impact, and tasteful for Ryedale which we hope Officers and Members feel they can support.

Included are x3 each of drawings and documents;

- Location Plan 1:25000
- NTS 01 Existing situation 1:1250
- NTS 02 Proposed trail 1:1250
- NTS 03 detail plan of shed 1.100
- NTS 04 sections from NTS 03 1:100
- Bio Diversity and woodland management plan, -Supporting images 15No., - Design and access statement

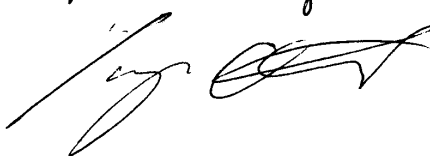
Also enclosed is the Full Planning Fee Cheque as calculated on the online planning portal, £1,540

Should any officers or parish councillors have any comments or queries we would be grateful if they can be passed on so we can address them.

Christian Van Outersterp 07726 493412

Carolyn Van Outersterp 07805 841366

[christian@jollydaysglamping.co.uk](mailto:christian@jollydaysglamping.co.uk) Landline 01439 748457

*Christian Van Outersterp*  


*"It is generally agreed that in all of Britain the Northern Faerie is by far superior.*

*The faeries of the south are undoubtedly delightful little creatures, all giggles and mischief, as pretty as butterflies with wings as bright as flowers, but they are, in the eyes of the Northern faerie, as frivolous and changeable as spring weather. Easily distracted, the southern faerie is considered to be half mad, speaking in songs and riddles making little sense.*

*The faeries that dwell in the north are creatures of a different sort entirely.*

*The woodlands of Yorkshire are brimming with a hundred different sorts of faerie races, both noble and otherwise, and while some of them could be said to be as mad as their southern cousins, none would call them frivolous.*

*Professor Harvey Johnson, The Northern Faerie 1847.*

*(written by G Van Outersterp, an extract from her mythology of Northwood)*