



# WORSTEAD E S T A T E

## Minutes | The Woodyard Public Meeting

---

Date: 23<sup>rd</sup> May 2023

Time: 6.30 pm

Location: The Woodyard, Worstead Park, Worstead NR28 9RS

Chair: District and County Councillors, Worstead Ward, Saul Penfold (SP)

Attendees: District and County Councillors, Hoverton and Wroxham Ward, Nigel Dixon (ND); Worstead, Dilham, Sloley and Tunstead Parish Councils, Gavin Paterson (GP), Bruce Paterson (BP), Michelle Robison (MR), members of the public

Apologies: Cllr Gerard Mancini-Boyle

## Agenda Items

- 1 Introductions
- 2 North Drive Proposal and Expanded Use
- 3 Noise Management Strategy
- 4 Transport Statement and Traffic Management Strategy
- 5 Forestry and Infrastructure Work
- 6 Estate Strategy and The Coach House
- 7 Q & A Session

Information Pack: <https://www.worsteadestate.com/northdriveproposal>



# WORSTEAD E S T A T E

## Minutes

### 1. Introductions

SP opened the meeting at 6.40pm by introducing himself as well as inviting the other attendees above to introduce themselves.

### 2. North Drive Proposal and Expanded Use (GP)

GP outlined the proposed new access re-instating the historic north drive. The purpose of the new access was to reduce traffic on the small roads to the south of Worstead Park and to accommodate additional traffic from the wedding venue. Once the new access is installed the current West and East gates will be closed to vehicular traffic. To fund the new access, the proposal will also include expanding the use of the venue to two events a week which could either be weddings or other events. No increase in the use of the venue would occur until the new access was installed and signed off by the council.

The forestry work being completed within the park has also allowed an increase in the vision splay for the north drive facilitating this new junction. The junction between the Dilham road and the A149 will also be improved with a traffic island. Grant funding for the new drive has been obtained and will cover a small portion of the capital costs.

Opening up The Woodyard to events will enable residents to use the space and we would like to discuss the possibilities of how the space can serve your communities at the end of the presentation.

### 3. Noise Management Strategy (GP)

The current noise management strategy, including noise limiting hardware and closing all windows and doors whilst playing amplified music, will remain in place and only acoustic music will be allowed outside the venue. It is believed that this strategy is working and will continue for the purpose of managing two weddings a week. This is and will be enforced by our experienced venue manager Emily who has been managing events for 11 years.

### 4. Transport Statement and Traffic Management Statement (MR)

The new access plans and transport statement will be lifted from The Coach House application which has already been agreed with the highways department.



## WORSTEAD E S T A T E

The new drive will be two-directional, 5m road with a 2m footpath running alongside it. All vehicular traffic will come in and out of this new access closing the East and West gates to vehicles.

On leaving the site traffic will be directed towards the A149. The junction between the Dilham road and the A149 will be made safer using a traffic island which will constitute the section 278 works.

Events will still be held in the same venue with the same capacity so the volume of traffic will remain unchanged per event albeit there will be twice as many movements per week. These traffic movements will be outside of peak traffic hours (like rush hour). The improved access to the A149 will enable these volumes to be much more easily managed without putting pressure on smaller roads to the south of Worstead Park.

[In combination with The Coach House development the additional week day event at The Woodyard will not exceed the maximum vehicular use of the infrastructure and road network which will remain on a Saturday when there is likely to be peak demand for both The Woodyard and The Coach House which has been dealt with in the transport statement for The Coach House.]

### 5. Forestry and infrastructure work (BP)

The forestry work is being carried out for the purpose of restoring the park to its historic footprint and to improve the habitat in other parts of the estate where the woodland will be replanted to connect existing habitat. The work was carried out with permission from the Forestry Commission<sup>1</sup> and in consultation with Historic Environment<sup>2</sup>.

The contractors are completing their work in the park over the next couple of months. As before we will be suspending the one-way system in the park so that large HGVs can avoid Mill lane and Chapel Road.

### 6. Estate Strategy and The Coach House (BP)

James Wyatt designed the Grade II listed Coach House and this will form the centre piece for the estate as showcase for estate produce. The development will include a restaurant and bar stoking food and beverages from the estate and local suppliers. Above the restaurant will be 6 guest rooms.

---

<sup>1</sup> <https://www.gov.uk/government/organisations/forestry-commission>

<sup>2</sup> <https://www.norfolk.gov.uk/jobs-training-and-volunteering/work-at-norfolk-county-council/volunteering/historical-environment>



## WORSTEAD E S T A T E

A planning application for The Coach House and the north drive was lodged with the planning authority around 2 years ago but due to nutrient neutrality this application has been held up indefinitely. Therefore, the aforementioned proposal for expanded use of The Woodyard will enable the new access to be constructed.

Shooting is no longer practiced in Worstead Park and sections of the park will be dedicated to wildlife where as others will be returned to traditional parkland and pasture. No quad bikes or other such loud and disruptive activities will be allowed in the park so as to maintain the wildlife that has built up in the park over time. Once the Coach House is open permissive footpaths, cycling routes and hacking track will be opened to the public.

Eventually The Coach House will be open to the public and so will the park; however, at present The Coach House is unsafe and it isn't an appropriate time to open the park to the public on health and safety grounds.

### 7. Questions

- 7.1 Jane Richardson, Mill Lane: What's the priority of what happens first. Are you putting in the road first before the coach house etc? Concern over park developments and that there'll be more in time.

GP: Installation and council sign-off will be a pre-condition of the approval so on increased use can occur until the new access is operational.

MR: Confirmed that the new access would have to be completed first.

Resident of Mill Lane: as a resident, I would really want this drive to be installed. She believed that preferential treatment was given to Chapel Road and James Paterson due to the fact he was related to the applicants. She would rather The Coach House wasn't built out. Last Saturday she was disturbed by noise from the venue.

- 7.2 ND: In terms of strategic thinking in bringing forward Worstead Park the north drive has been missed and now it was time to remedy this omission.

- 7.3 Mrs Kelly, Dyers House, Worstead square: She is concerned about increased traffic travelling to the site via Worstead square upon which her house stands.



## WORSTEAD E S T A T E

BP: Some guests will be staying in Worstead Park. Of those staying outside Worstead Park based on an assessment of local accommodation we believe that the majority of cars will travel via the A149 but some will travel via Worstead village.

Mrs Kelly: no one has come into the village and asked us about what we think.

- 7.4 Ben Wright, Mill Lane: Will there be public access to Worstead Park? What about the wildlife displaced by the felling in Worstead Park?

BP: the current state of The Coach House provides too large a safety risk to open the park to the public until this is completed. Once this is build the park will be open to the public. There are already permissive footpaths provide along the field to the north of Worstead Park and also Carmen's lane which runs along the Eastern edge of the park. Many of the trees removed were not indigenous species and the same area will be replace with indigenous species in a more appropriate area of the park.

GP: forestry work was done by agreement with the Forestry Commission and in consultation with Historic Environment.

- 7.5 John Bacon, Worstead Parish Council: How many weddings have you done?

GP: 25 in total

John Bacon: If I am staying in Cromer and I used my sat nav to get home which way will it take me? [Rhetorical, it will take you via Worstead villagel

- 7.6 Gentleman: How will the additional traffic be integrated with the farm traffic and lorries passing on the Dilham road?

MR: As part of the traffic statement we looked at the passing bays and sept paths along the Dilham road and decided that improving the A149 junction was more pressing as a health and safety matter.

- 7.7 Alan Brown, Mill Lane: 2 doors down from me I asked if they're attending this meeting, and they didn't even know about it.

GP: Explained that the meeting was originally agree between the residents of Chapel Road and Mill Lane (who all received letters) but in the interests



## WORSTEAD E S T A T E

of open communications it was opened up to the four parish councils to invite parishioners. A wider invitation list can be contacted via post in the future.

7.8 Alan Brown: Can you promise us that there will not be a campsite?

GP: We are targeting a high-end restaurant and wedding venue, there will not be a campsite or caravans.

BP: We do not want noise in Worstead Park as we would like people to enjoy themselves in a nature setting with wildlife all around them.

7.9 James Paterson: Asked if an alternative route for the north drive had been considered? Concluded in strong support of putting in the north drive.

BP: Other routes had been considered but the historic route had been arrived at and accepted by the planners and highways.

7.10 Mike Lloyd, Sloley Road: Has there been consideration for other modes of transport such as walking, cycling and rail?

MR: The Coach House application considers other modes of transport in detail; however, this application for the North drive has yet to be written. Given that the venue will predominantly be used for weddings, vehicular access is much more likely than for a public restaurant.

7.11 Resident of Sloley: How long will the remaining forestry work continue for?

BP: starting now, roughly a month or two.

7.12 Resident of Sloley: Is it possible to know the schedule of the lorries so that we can leave with our caravan and avoid meeting them on the road?

BP: I can asked the question but I think it is unlikely that this can be done in practice.

7.13 Anthony: How has you manage people using sat-navs?

BP: We have moved the Google address and postal address to the West gate.



## WORSTEAD E S T A T E

- 7.14 Suzie, Mill Lane: As you want to double the number of events what restrictions will be in place?

MR: This will allow for 2 events a week, all the same restrictions will remain in place as before.

- 7.15 Suzie, Mill Lane: How will this additional traffic work alongside The Coach House when it is open?

MR: In combination with The Coach House development the additional week day event at The Woodyard will not exceed the maximum vehicular use of the infrastructure and road network which will remain on a Saturday when there is likely to be peak demand for both The Woodyard and The Coach House. This has been dealt with in the transport statement for The Coach House.

- 7.16 Resident: We noticed that you were advertising a Christmas market. Will there be massive events with over 2,000 people on site blocking up the roads.

GP: The planned Christmas market was due to be tickets so as to manage numbers on site. The building and red line boundary will be the same as before and the building itself can only fit a certain number of people due to fire regulations. All the same noise restrictions will remain in place so there is no reason why events should cause any disturbance.

- 7.17 Jane, Mill Lane: How will construction traffic be managed?

MR: The same construction plan will be used for The Coach House with all construction traffic using the North drive and arriving to and from the A149.

Gary, Mill Road: Although traffic from the site passes our property we have been refused planning permission for a bungalow.

- 7.18 SP: Brought question session to a close and ask about next steps and how best to improve communications.

GP: There is a link on the agenda to a page on our website with more details and a feedback form. Thank you for attending and consulting on the project. We will be drafting a full planning application in due course and contacting residents again before submission.



## WORSTEAD E S T A T E

Nigel: we will want to action on your thoughtful questions tonight, my thanks to you all tonight and we appreciate the thought gone into your questions.

7.19 SP: if you wanted to speak to Nigel or myself, please reach out to us through the county council website

7.20 Meeting closed at 8.10pm

### Feedback

Thank you for taking the time to attend the public meeting. If you would like to provide feedback or comment on anything discussed or anything to do with the estate please complete this form:

<https://www.worsteadestate.com/northdriveproposal>

e: [hello@worsteadestate.com](mailto:hello@worsteadestate.com)

t: 01692 526226