



WORSTEAD  
E S T A T E

The Woodyard and Lake Island  
Design and Access Statement



LOCATION PLAN 1:3000

Site Address:

The Woodyard  
Worstead Park  
Worstead  
North Walsham  
NR28 9RS

Applicant:

Worstead Farms

Proposal:

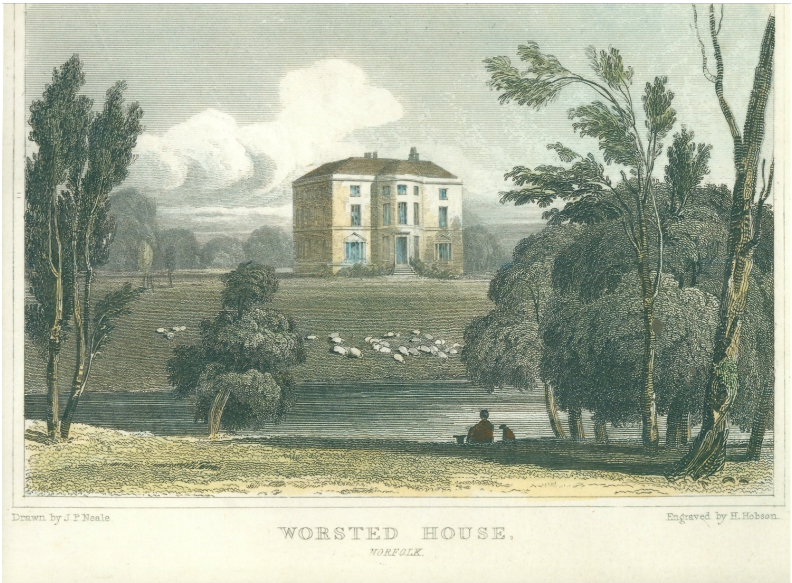
To expand use of The Woodyard and Lake Island from weekend weddings to two events a week (wedding and other events). Installation of the North drive to the Worstead/Dilham road to cope with additional traffic generated and remove traffic from the small rural roads surrounding the park. Maintain the existing noise management strategy including the restrictions to outside music (acoustic only).

# History:

Muckley Hall was demolished in 1773 by Berney Brograve to make space for architect James Wyatt to designed Worsted House, which was built in 1791 – 97. This house survived for 142 years until it's demolished in 1939. The Coach House is the only surviving part of the park designed by Wyatt. Other ancillary estate building remain in the park including The Woodyard, walled garden and 5 cottages.

It is understood that around the same time the park was landscaped by Humphrey Repton. Reton added the Western part of the park, nearly doubling its size, including the lime tree avenue and Repton burst. It is presumed that since this time the Northern access fell out of use, the lime tree avenue becoming the primary access.

Recent forestry work has returned the park to its historic footprint, this application seeks to reinstate the North access to complete the historic landscape.



## Existing use:

Planning was granted for The Woodyard to be used as a wedding venue in July 2018. The venue has been up and running since September 2021 and has successfully completed around 35 weddings. The venue is currently restricted to wedding only, and weekend only use.

Following consultation with local residents steps were taken to reduce the risk of breakout noise from the venue. These restrictions include; only acoustic music outside and closing all windows and doors when playing amplified music inside. In May 2022, a professional acoustics report was undertaken demonstrating that breakout noise from an actual wedding was within legislative levels.

Access to the venue is currently via Sloley road and egress via Mill Lane/Chapel Road with vehicles directed to turn right via Mill Lane on exit. Since opening the venue steps have been taken over an above the one-way system and signage required for planning to minimize impact from road vehicle. Automatic gates now enforce the one-way system, Google maps location has been moved to Sloley road and brown tourist signs have been installed.

The venue also has permission for ceremonies to be conducted on the lake island, a short walk from The Woodyard. This outside space is operated as part of the venue using the same noise management and traffic management strategies; it is therefore included within this application.



## Proposed use:

Having established The Woodyard as a popular weekend only wedding venue the estate would like to improve relations with local residents and maximize use of the venue. Although it appears that noise from the venue is not disturbing residents and additional measures to manage traffic have been implemented there is still concern amongst residents around traffic on minor roads around Worstead Park. This proposal will remove traffic from minor roads around the park by reinstating a historic access and meet the costs of this access by allowing expanded but still limited use of the site.

Reinstatement of the historic northern access will bring traffic out onto the Worstead/Dilham road rather than onto the smaller roads to the south of the site. The eastern access to the site will be closed to vehicles. Vehicles will have easy access to and from the A149 and this junction will be improved with a traffic island as part of the proposal. These works will constitute a significant improvement in access and the cost of the work can be justified by increasing use and revenue generated by the site.

Noise restrictions and the noise strategy will remain in place on site to ensure that noise breakout doesn't disturb residents. These restrictions preclude the playing of amplified music or speeches outside meaning only acoustic music is allowable outside.

Use of the site will still be restricted to two events a week; however, these events will not necessarily need to be weddings and could be dinners, local events, charity events, seasonal events, conferences or similar events. We are open to discussion with local community groups about how the venue could be used to support their activities. This will double the employment capacity of the site.



Reinstatement of historic Northern access



Proposed access and egress via Worstead/Dilham road, closing the West and Eastern gates to vehicles.



## Management:

A key part of our proposal is to ensure that the site is managed properly and effectively. Emily Hardesty (Hardesty Events Design) manages our wedding events; we always have someone on site to take responsibility for each event and deal with any issues as they arise. Emily has 11 years experience in the weddings and events industry and has managed a total of 155 weddings.

We have a raft of policy documents and protocols which Emily ensures are followed; however, regarding this application there are two key documents in place summarized as follows:

### Noise Management Strategy

- The strategy precludes amplification of music or speeches outside at any time leaving only acoustic music to play couples down the isle on the Lake Island.
- All windows and doors must be closed when playing amplified music inside the venue.
- All amplified music in the venue must be played via our sound system which has a build in noise limiter.
- We have a hard-wired listening station in the room to alert our manager if noise is exceeding the limit for any reason.

### Traffic Management Strategy

- All traffic will arrive and leave via the new northern access.
- Google map and postal addresses will be moved to this new access
- Brown tourist signs will be applied for to direct traffic to the new access
- The eastern access onto Mill Lane and Chapel Road will be closed to vehicles.
- Roads and tracks no longer used by vehicles within the park will be used for hacking, cycling and walking removing vehicles from most of the park.



## Conclusion:

The estate has taken great care to ensure that breakout noise does not disturb residents and to reduced the impact of traffic as much as practicable. This proposal is the next logical step in further mitigating the impact of traffic. This proposal has been drawn up to remove traffic from smaller roads to the south of the site by installing a new access to the north linking with the A149. The cost of this access is to be justified by reducing restrictions on site use, generating more income, whilst still closely managing the risk of breakout noise. The new uses for the building will provide a more relevant amenity for the surrounding villages, better utilize the site for economic benefit and provide more local employment. In this regard there are benefits for all stakeholders including local residents.

