



# WENTWORTH: ACCESS & PARKING STUDY

## WENTWORTH WOODHOUSE PRESERVATION TRUST & FITZWILLIAM WENTWORTH ESTATE

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AUGUST 2019





# EXECUTIVE SUMMARY



Wentworth is a remarkable place. It hosts one of the great houses of England, once as revered as Chatsworth, Blenheim or Stowe. Wentworth is more than just a great house. Careful stewardship by the Watson Wentworth and Fitzwilliam families over centuries has meant that Wentworth is also a vibrant community hosting farms, homes and thriving businesses. A honeypot for visitors, people come to enjoy its character, open spaces, attractive church, shops, cafes, pubs and the enduringly popular garden centre.

For many years the historic palace of Wentworth Woodhouse has been something of a sleeping giant, a ghost of times long past. The acquisition of the house, stables and grounds by the Wentworth Woodhouse Preservation Trust (the Trust) in 2017 meant that this giant would soon awake. Publication of the Trust's masterplan, A New Life, in 2018, clearly articulates the Trust's objectives and set a clear direction of travel for the future of the property.

The Trust's masterplan sets out an ambitious programme of renovation and activity that will create new cafes, restaurants, holiday accommodation, event, educational and commercial spaces that will attract over 200,000 visitors and lead to the hosting of over 300 events on site each year.

This significant increase in visitor and commercial activity will take place on a site that is materially constrained, both by the limits of its ownership and by the importance of the heritage assets and their setting.

The Access and Parking Study jointly commissioned by the Wentworth Woodhouse Preservation Trust and the Fitzwilliam Wentworth Estate (the Estate) seeks to pre-empt any issues and impacts arising and to provide a sound basis for the delivery of the Trust's masterplan, the Estate's aspirations for evolution of Wentworth and local authority housing growth/greenspace agendas.

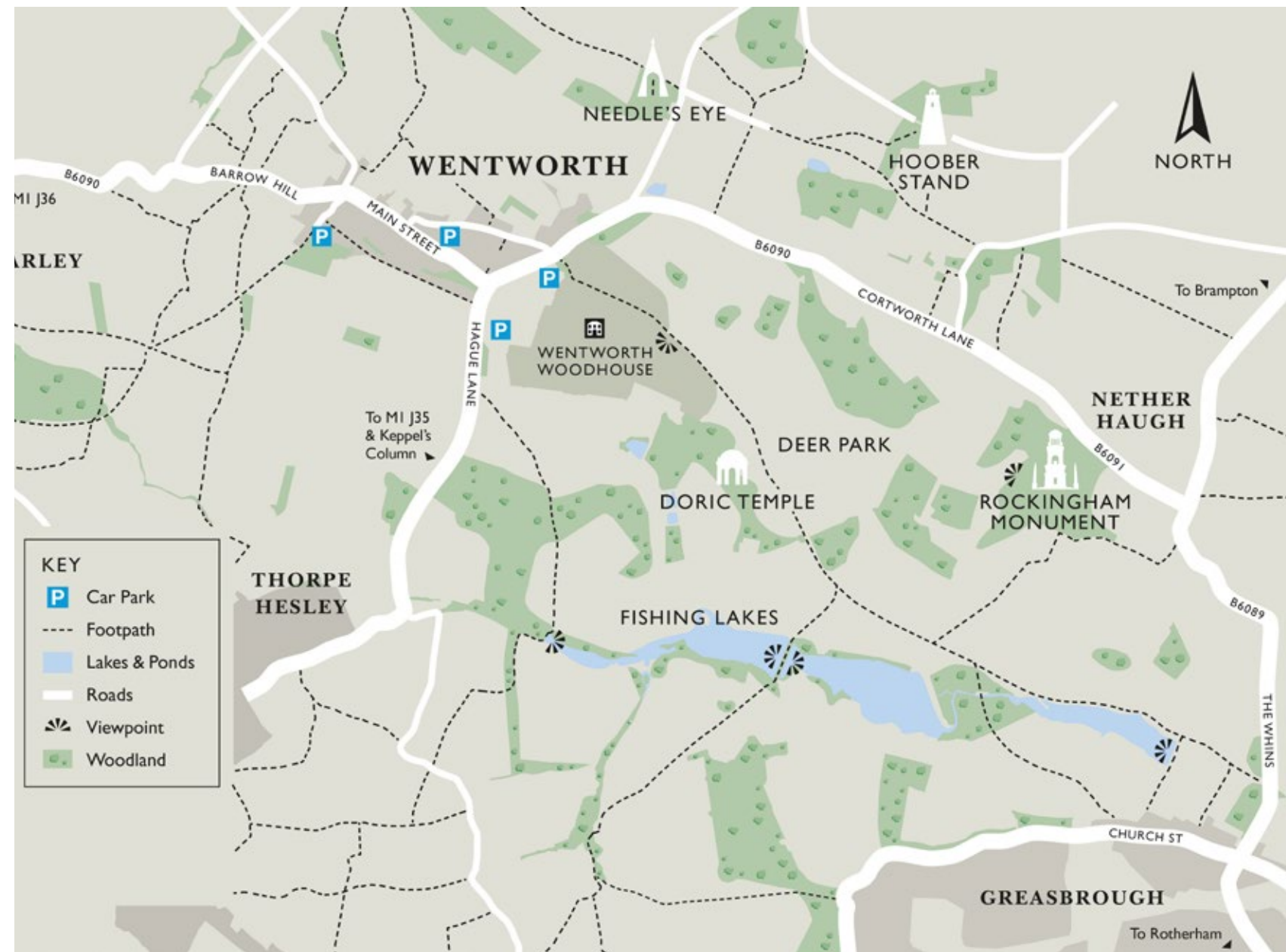
The Study, undertaken by leading consultants with significant experience in historic houses, rural destinations and visitor attractions has provided a comprehensive assessment of existing infrastructure and assessed the increased levels of demand that will arise from the Trust's and the Estate's plans and from additional (related and unrelated) growth in visitor activity in the local area.



## EXECUTIVE SUMMARY

The Study's findings are set out in detail within the technical report produced by Fore Consulting and are summarised in the remainder of this report. The key findings are that:

- Due to the rural nature of Wentworth, most visitors are unlikely to access the Estate on foot but there are opportunities for staff and visitors to travel to the Estate by sustainable modes, in particular by bicycle and public transport.
- Increases in traffic associated with the planned activities at Wentworth Woodhouse and associated growth are considered to be modest and manageable without causing undue harm.
- Growth in parking demand associated with general visitor demand and with existing businesses hosted on Estate property can be accommodated within the existing parking capacity. Additional provision will be required for any change of use of buildings at the Gun Park and Wentworth Home Farm.
- The planned activity at Wentworth Woodhouse will create significant demand for additional parking spaces, estimated as up to 1280 to meet total demand associated with major events at Wentworth Woodhouse or up to 910 for normal trading at peak periods.
- Opportunities exist to meet this additional demand for parking on and around Wentworth Woodhouse but a material proportion of the provision will need to be made on land in the ownership of the Estate.



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# I. INTRODUCTION



This document provides an insight into the findings of an Access and Parking Study commissioned by the Wentworth Woodhouse Preservation Trust (WWPT)<sup>1</sup> and Fitzwilliam Wentworth Estate (FWE)<sup>2</sup>.

The report provides some information on the parties and their activities, sets out the background leading to the need for the study, presents the findings and recommendations arising.

Chapter Two of the document provides background information on WWPT and Chapter Three on FWE. Chapter Four sets out the need for the study, Chapter Five provides an insight into the existing position and Chapter Six shares the findings, recommendations and proposals arising from the Study. Chapter Seven provides some closing remarks.

This document is supported by a technical Access and Parking Strategy report produced by Fore Consulting (in association with Rural Solutions). This comprises a written report together with a series of Figures, Drawings and Appendices.

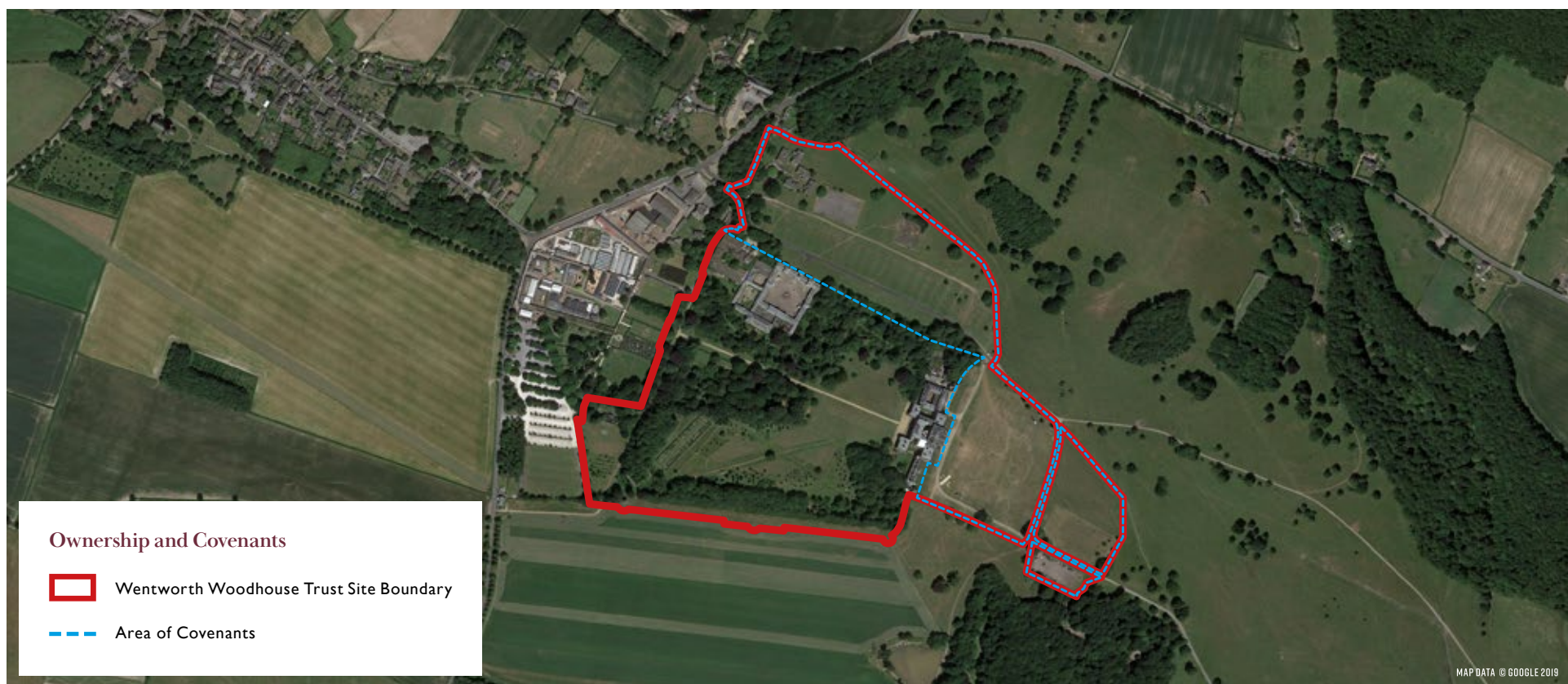
A copy of this document is available to review at the Fitzwilliam Wentworth Estate Office.

<sup>1</sup> <https://wentworthwoodhouse.org.uk/>

<sup>2</sup> <https://wentworthestate.co.uk>



## 2. WENTWORTH WOODHOUSE PRESERVATION TRUST



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The principal house of Wentworth Woodhouse is an extraordinary property and a remarkable historic asset. A great house to rival Chatsworth or Blenheim, it is surrounded by a designed parkland landscape with serpentine lakes, monuments and follies.

The house was supported in its heyday by extensive areas of stables and carriage houses, kitchen gardens, and a 'Home Farm' with a powerhouse and fishponds.

Having been the family seat, it was separated from the Estate in the 1940's when let to the local authority for use as a teacher training college. It was then sold in 1989 to private owners.

WWPT (the Trust) was formed in 2014 to secure the future of the historic palace for the benefit of the nation. The Trust acquired the property in 2017 supported by a £7.6 million government grant.

The Trust is committed to delivering an innovative programme of mixed-use regeneration at Wentworth Woodhouse. This programme is set out in its 2018 Masterplan, *A New Life*<sup>3</sup>.

The masterplan sets out a programme of renovation and regeneration that will lead in time to the house, stables and grounds being visited by well over 200,000 people each year as well as hosting a series of public and private functions and events.

The masterplan seeks to deliver:

- A visitor attraction based on the Mansion House and Grounds with c. 215,000 visits per annum by 2035.
- Dining spaces including a café in Piazza Court, a fine dining restaurant in the East

Front and a private dining space within the Octagonal game larder.

- An events venue with multiple spaces (Riding School, Camellia House, Stable Courtyard) hosting over 300 private and public events each year including weddings, conferences, family parties, corporate and charitable functions.
- A series of commercial and retail units (c. 15-20).
- Holiday lets, letting bedrooms and apartments to support the events business.
- Heritage, culture and exhibition facilities.
- Education facilities including a possible new build family and education centre.

WWPT's ownership is shown edged red in Figure One below. It includes the mansion house and stables, the extensive pleasure gardens and grounds and land to the north and east comprising c. 33 hectares in all. The land surrounding Wentworth Woodhouse, including the Grade 2\* listed Deer Park remains under the stewardship of the FWE, in the ownerships of the Fitzwilliam Wentworth Amenity Trust and Earl Fitzwilliam Charitable Trust.

Part of the area acquired by the WWPT is subject to covenants in favour of FWE. The covenants require the area within the blue line shown on Figure One to remain in parkland use and require the removal of the remains of the former college buildings situated to the north of the Stable block. The covenants also enable use of the blue land for parking until 2024, by which time alternative provision is expected to have been made.



### 3. FITZWILLIAM WENTWORTH ESTATE



The Fitzwilliam Wentworth Estate (FWE) is a substantial rural land holding in South Yorkshire centred on the village of Wentworth. The Estate has an immense history and a wealth of heritage. Comprising a diverse portfolio of let houses, farms and business premises maintained with continuity and conservation in mind, the Estate hosts a thriving community and local economy.

Influenced by renowned architects and landscape designers, the heritage at Wentworth is of national significance. Before his death, the 10th Earl Fitzwilliam placed certain land and much of the village of Wentworth into charitable trusts. As part of FWE, the Fitzwilliam Wentworth Amenity Trust now maintains the bulk of the village, the historic parkland and key buildings.

The wider Estate makes positive use of its buildings, farmland and landscape. Estate farms produce enough food to feed up to 20,000 people; Woodlands sequester 7,500 tonnes of CO2 pa and timber production is sufficient to heat c. 3,000 homes. Let property provides homes for over 600 people and business premises accommodate over 350 local jobs.

Businesses operating from Estate property include over 30 farms, a range of retail units (including the village shop and the Post Office), the large garden centre, pubs, cafes, restaurants, timber products and joiners.

The Estate is managed locally, by a team operating from the Estate Office on Clayfield Lane, in Wentworth village. The Estate's forestry, maintenance and grounds teams, rangers and fishing bailiff work from premises in and around the village and local area. Refer to

[www.wentwortheastate.co.uk](http://www.wentwortheastate.co.uk) for more info.

The Estate is acutely aware of its responsibility to history, heritage, community and, increasingly, to visitors. It seeks to manage and conserve the sense of place offered by Wentworth to optimum outcome for these varied, and occasionally competing interests.

The Estate is also aware of the need to evolve and to support the growth aspirations of the businesses it hosts. The coming renaissance of Wentworth Woodhouse creates significant opportunity but also some potential challenges, not least those related to parking and access.

<sup>3</sup> <https://wentworthwoodhouse.org.uk/development/master-plan/>



## 4. THE NEED FOR THE STUDY

Wentworth is a remarkable place. It hosts one of the great houses of England. Wentworth is more than a great house, it is also a vibrant community hosting farms, homes and thriving businesses. A honeypot for visitors, people come to enjoy its character, open spaces, attractive church, shops, cafes, pubs and the enduringly popular garden centre.

For many years the historic palace of Wentworth Woodhouse has been something of a sleeping giant, a ghost of times long past. The acquisition of the house, stables and grounds by the WWPT in 2017 meant that this giant would soon awake. Publication of their masterplan, A New Life, in 2018, clearly articulates WWPT's objectives and set a clear direction of travel for the future of the property.

WWPT's masterplan sets out an ambitious programme of renovation and activity that will create new cafes, restaurants, holiday accommodation, event, educational and commercial spaces that will attract over 200,000 visitors and lead to the hosting of over 300 events on site each year.

This significant increase in visitor and commercial activity will take place on a site that is materially constrained, both by the limits of its ownership and by the importance of the heritage assets and their setting.

New visitors will create additional journeys on the local road network and demand for parking on or near the site.

Beyond WWPT, FWE is committed to a vision to make Wentworth a great place for everyone<sup>4</sup>. Making this vision a reality will include the creation of new visitor experiences, investment in new visitor infrastructure and improved connectivity between both Elsecar and Wentworth and the new urban neighbourhoods of Barnsley and Rotherham.

Increased awareness of Wentworth Woodhouse and Wentworth as a destination will generate welcome additional custom for local businesses and wider opportunities for new enterprise. At the same time, it could increase pressure on the character of Wentworth village and its environs, especially if demand for parking associated

with Wentworth Woodhouse were to spill over into the wider local area.

Housing growth planned by both Barnsley and Rotherham councils<sup>5</sup> over the next ten to fifteen years will increase the number of local households with access to Wentworth and there will be associated aspirations for increased engagement and connectivity.

This study has been commissioned to consider and pre-empt these issues. It builds upon work previously done by FWE<sup>6</sup> which led the Estate to take a series of interventions including investment in new and improved parking at the Gun Park and Wentworth Primary School and taking on responsibility for the village car park, a move which led to the removal of charges, significantly improving the impact of on street parking during busy periods.

The study team has reviewed current and planned future activity associated with Wentworth Woodhouse, the village and the businesses hosted by FWE. It has undertaken a thorough review of the local highway network and its capacity and assessed the level of visitor demand created by the implementation of the WWPT's master plan.

It has also factored in other growth drivers in the local area, such as the Great Place Wentworth and Elsecar project<sup>7</sup> and considered the implications of future housing and economic growth planned by Rotherham and Barnsley Councils.

Having taken these factors into account, the Study report sets out recommendations around parking provision, potential improvements to public rights of way and public highways, and measures to mitigate any negative impacts on local communities from increased journeys associated with the anticipated growth.

<sup>4</sup> See Wentworth Fitzwilliam Estate Vision; [www.xxxxxxxxxxxxxx.co.uk](http://www.xxxxxxxxxxxxxx.co.uk)

<sup>5</sup> Barnsley Local Plan seeks to enable the delivery of up to 21,500 new homes by 2033, Rotherham's Local Plan 14,350 by 2028

<sup>6</sup> 2013 VTC Transport & Parking Strategy

<sup>7</sup> [www.wegreatplace.com](http://www.wegreatplace.com)





# 5. THE CURRENT POSITION

Wentworth is a thriving community, business and visitor destination. The parish hosts 678 properties which support a population of c. 1,478<sup>8</sup> around 250 of whom live in the historic village. Its varied businesses attract customers from across South Yorkshire and beyond. The Wentworth Garden Centre, pubs and church are particular attractors.

Added to the character and amenities of the village, the Wentworth Woodhouse Deer Park is a popular destination with walkers and those seeking to experience the remarkable stable block, eastern frontage of the mansion house and lakes from the public footpath that runs through the park.

Wentworth Woodhouse is now operating as a visitor destination. It hosts a series of events throughout the year including a popular Christmas Fair. The event programme is subject to an operating licence<sup>9</sup> that limits the people on site to a maximum of 5000 at any one time<sup>10</sup>.

WWPT expects to attract in the region of 50,000 to 70,000 visitors annually in the next couple of years whilst major repairs are ongoing to the roof and Camellia House<sup>11</sup>.

As part of this study, Fore Consulting assessed the current level of visitor activity to Wentworth village and Wentworth Woodhouse, carrying out a series of observations, car park occupancy and traffic surveys. They looked at both the volume and timing of trips relative to network capacity and the routes that visitors used.



<sup>8</sup> Data for Wentworth Parish 2011 Census, Nomis Local Area Report, Wentworth village has approximately 120 houses and 250 residents. <sup>9</sup> Issued by Rotherham MBC. <sup>10</sup> This figure includes staff, volunteers and 'stall holders' as well as visitors. <sup>11</sup> Source WWPT 2018 Masterplan, A New Life



## 5. THE CURRENT POSITION



### Existing Parking Facilities

- (a) Wentworth C of E School
- (b) George & Dragon
- (c) Village Car Park
- (d) Rockingham Arms
- (e) Wentworth Garden Centre
- (f) Gun Park
- (g) Old Building Yard
- (h) Former Tennis Court

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## 5. THE CURRENT POSITION



### Traffic Flows

Fore's findings<sup>12</sup> were that visitor traffic is predicted to be fairly evenly distributed across the four main access routes to Wentworth but with a weighting towards the west and south. 37% of visitors approached from the west and north west, using Main Street through the village for their final 'run in', whilst 24% approached from the south via Thorpe Hesley, arriving into the village via Hague Lane.

The remainder arrive from the east, 23% via Cortworth Lane from the south east and a further 16% via Coaley Lane from the north east. The Coaley Lane traffic joining Cortworth Lane for its final approach.

Fore's assessment is that the current volume and dynamic of traffic generated by visitors to Wentworth and Wentworth Woodhouse can be readily accommodated on the road network in the wider area beyond the village.

More locally there are occasional pinch points during periods of peak demand in the centre of Thorpe Hesley and at the junction of Hague Lane and Main Street in Wentworth.

### Car Parking

Parking for visitors is currently provided in a range of locations across the village and at Wentworth Woodhouse. Fore Consulting has reviewed these and assessed their combined capacity at in the region of 1,260 spaces<sup>13</sup>.

Current formal parking provision for use by visitors / customers of businesses includes:

- a. Holy Trinity Church and Wentworth School car park on Churchfield Lane to the west of Wentworth village, c. 40 spaces.
- b. George and Dragon public house on Main Street, customer car park c. 16 spaces.
- c. Wentworth Village Car Park on Main Street, public and free to use c. 72 spaces.
- d. Rockingham Arms public house on Main Street, customer car park serving pub and staying visitors c. 24 spaces.
- e. Wentworth Woodhouse Garden Centre customer car park with overflow, c. 900 spaces (part under occupation of FWE).

- f. Gun Park, the area adjacent to the Octagon Lodge entrance to Wentworth Woodhouse, c. 40 spaces.
- g. Old Building Yard, parking associated with the retail courtyard and antique centre on Cortworth Lane, c. 45 spaces.
- h. former tennis courts at Wentworth Woodhouse, c. 127 spaces

Of these spaces, only those within the Wentworth Woodhouse 'perimeter' (point a. above) can be considered as dedicated to serve visitors to the mansion house, stables and gardens. It is important to note that this use is temporary and, as all parties agree, is prejudicial to the views and experience enjoyed from the front (eastern) elevation of the mansion house.

The existing use of this area for parking is reliant on an agreement with FWE which temporarily lifts the restrictions imposed by covenants held by the Estate which require the area to be reinstated to parkland by 2024.

Ancillary use for Wentworth Woodhouse is

made of some of the other parking areas. The 40 spaces at the Gun Park are regularly used by walkers to access the public right of way running through the Deer Park. This use occasionally spills over to the Old Building Yard on very busy days. Visitors engaging in 'multi centre' trips to the village which include the Deer Park regularly use the Garden Centre car park as their base.

Car parking in the village is mainly utilised by people visiting the Mechanics Institute (village hall), pubs, cafes and restaurants, the playing fields and cricket pitch, the church and school. On street parking along Main Street is a combination of residents and people visiting local businesses such as the Village Shop and wine shop in the George and Dragon yard.

Fore's assessment, reinforced by discussions with key businesses, is that recent improvements led by the FWE meant that this level of parking provision effectively meets existing demand.

<sup>12</sup> See Chapter Three, section 3.3, Table 4 and Figure 8 of the Fore Study report.

<sup>13</sup> Study report, section 2.7 and Figure 2



## 6. ACCOMMODATING FUTURE GROWTH

The Study has assessed the forecast increase in traffic and demand for parking that will arise from the implementation of the WWPT's 2018 masterplan and the ancillary increase in visitors to the village associated with both the activities of the WWPT, wider growth associated with existing (and new) businesses hosted on the few and local authority housing growth/greenspace agendas .

This assessment has been based on a thorough review of the WWPT's 2018 masterplan, detailed discussions with the WWPT and the FWE and consultation with key businesses including the Garden Centre.

Fore Consulting have estimated and assessed the increase in traffic<sup>14</sup> and the likely increased demand for parking associated with visitor activity<sup>15</sup>.

### Traffic Flow

Fore's findings are that the increased traffic flow can be accommodated within the available capacity of the existing road network, save for the junction of Hague Lane with Main Street where practical capacity is already exceeded for a short period on Saturdays at times of peak demand, leading to queuing.

Fore makes a clear recommendation on opportunities for improvement works that will address this constraint if needed in the future; their recommendation being alterations to the physical layout of the junction to provide a priority controlled mini roundabout<sup>16</sup>.

Fore also makes recommendations relating to the use of travel planning, introduction of new signage and pro-active traffic management by the WWPT associated with major events in order to ameliorate any occasional impacts to local amenity at pinch points on Main Street in Wentworth and in the centre of Thorpe Hesley<sup>17</sup>.

In relation to traffic approaching from Thorpe Hesley, recommendations are offered relating to the introduction of new signage at the B6068 Thorpe Street / B6068 Barnsley Road roundabout to redirect vehicles up Barnsley Road, right into Chapelfield Road and left into Wentworth Road. This route

bypasses the centre of the village and will encourage use of alternative routes by the traffic towards Wentworth village and Wentworth Woodhouse.

### Great Place Wentworth and Elsecar

The study has been mindful of the objectives associated with the Great Place Wentworth and Elsecar project to improve cultural appreciation and create enhanced connectivity between the two locations.

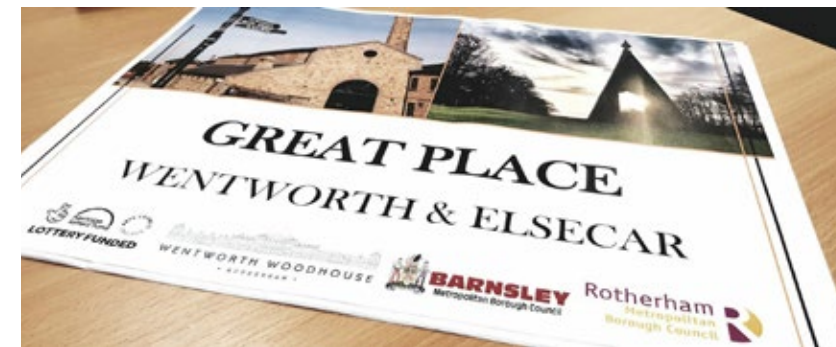
Consideration was initially given to the potential to make use of parking infrastructure at either site to support the other (via some form of connecting shuttle) or perhaps even via the creation of a new Park & Ride site between the two locations. This would have been an attractive solution given the accessibility of Elsecar by railway<sup>18</sup>.

After some investigation, advice from Fore Consulting was that it was not likely to be practicable to create a commercially viable Park & Ride solution and that any publicly funded service would require a significant commitment from the relevant parties.

Matters associated with the logistics and impacts<sup>19</sup> of creating new Park & Ride infrastructure were also considered too problematic to make this option achievable. Any improvements that might be achieved to local bus services to provide connectivity from Elsecar train station through to Wentworth and Wentworth Woodhouse would be welcomed and both parties would be keen to explore how they might help by providing space for buses to stop and for passengers to board and alight.

Attention consequently focused on the potential to enhance physical connectivity between Elsecar and Wentworth by making use of enhancements and potential additions to the public rights of ways network.

Opportunities have been identified to upgrade sections of existing PROW routes<sup>20</sup> and create new permissive routes to provide enhanced accessibility and an improved user experience for both pedestrians and cyclists.



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## 6. ACCOMMODATING FUTURE GROWTH



Most of this route crosses land owned by the FWE and it should therefore be possible to secure enhancements if funding can be secured.

Options to enhance access to the Wentworth Woodhouse Deer Park (owned by the FWE) and to create improved connectivity between Wentworth Woodhouse, Wentworth, Greasbrough and the new urban extensions planned to the north and north east of Rotherham (at Bassingthorpe Farm) were also reviewed.

### Pedestrian Access

Pedestrian access to Wentworth Woodhouse is currently facilitated by Footpath number 18 which runs from the north side of Wentworth village, past Octagon Lodge and along the main access route to the mansion house and stables before continuing through the Deer Park to Greasbrough<sup>21</sup>.

This footpath forms part of the Trans Pennine Trail<sup>22</sup> and 215 mile coast to coast waymarked route between Southport and Hornsea.

The route of the footpath shares the access drive to Wentworth Woodhouse past Octagon Lodge and on past the stables and northern elevation of the mansion house. This drive is the currently the only vehicular access to Wentworth Woodhouse and both WWPT and the FWE are mindful of the potential impacts to footpath users arising from increased traffic associated with delivery of WWPT's masterplan.

It is an aspiration of both parties that any tensions arising between pedestrian and vehicular use of this route is addressed in the delivery of new access and parking infrastructure in this area.

### Parking

Fore Consulting has carried out a detailed assessment of the increased demand for parking that will arise from the implementation of the WWPT's 2018 masterplan and wider growth.

Fore's findings are that the existing provision of parking across Wentworth beyond the Wentworth Woodhouse site is sufficient to meet general increased demand from businesses and visitors to the village.

They have identified the need for significant additional parking to serve planned visitor activity at WWPT and any intensified use of the FWE's buildings at the Gun Park and Home Farm.

Fore's car park demand assessment concludes that the estimated total demand associated with the WWPT's activity will be in the region of 1,280 spaces at maturity (by c. 2035)<sup>23</sup>.

Current demand is in the region of 250 spaces flexing up to 1,280 for major events. This will increase to c. 600 spaces (flexing up to 1,280 for major events) by 2024 / 2025 once the current repairs to the Mansion House are complete, the Camellia House café is operating, and the event business is gathering pace in the Stables.

The study team undertook a detailed review of the options available to provide additional formal parking provision. This review took full account of land ownership and interests associated with it<sup>24</sup>, the constraints associated with the need to respect the setting of heritage assets and landscape character, practicalities associated with creating new car parking in this sensitive location.

This review identified seven potential locations for formal car parking provision<sup>25</sup>. Of these, two (including the current temporary parking area on the former tennis courts), were considered to be materially constrained by heritage and landscape issues and consequently are the least preferred.

It is important to note that both are also subject to covenants in favour of the FWE that require them to revert to parkland (as is the area known as the Drying Green).

Four areas are recommended<sup>26</sup> for the creation of new car parking in the short term that will collectively provide in the region of 685 spaces<sup>27</sup> permanently available for use by Wentworth Woodhouse. These new parking areas are shown in Figure Two (of the Study Report) and summarised below.

<sup>14</sup> Referred to in their study as Trip Generation. <sup>15</sup> See chapters 5 and 7 in the Study report. <sup>16</sup> Study report chapter 6, paragraph 6.1.2 and drawing 3724/A1/P/009 <sup>17</sup> Study report chapter 6m, paragraph 6.2. <sup>18</sup> Study report chapter two, section 2.5.2 <sup>19</sup> In terms of landscape and impact on the openness of the Green Belt. <sup>20</sup> Footpath numbers 18, 11 and 10, see Study report Chapter 4 section 4.2.2 and Figure 4 <sup>21</sup> See Figure 4 in the Fore Study report and Chapter 2 section 2.3.1 <sup>22</sup> www.transpenninetrail.org.uk <sup>23</sup> Study report chapter 7, Table 10, paragraph 7.1 <sup>24</sup> Much of the land owned by the Trust is subject to restrictive covenants in favour of the Estate contained in a deed dated 24th March 2017. <sup>25</sup> Study report chapter 4, section 4.1 and Figure 6. <sup>26</sup> Study report chapter 4, section 4.4 <sup>27</sup> The total is actually 934 spaces, but some will be used by visitors / customers to the Gun Park and Home Farm, see section 6.19



## 6. ACCOMMODATING FUTURE GROWTH

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② Former College Swimming Pool and buildings, Wentworth Woodhouse, c. 248 spaces. This area is situated immediately to the west (rear) of the Wentworth Woodhouse Stables in the area formerly used by the teacher training college. This area will be accessed directly from the main Octagon Lodge access road. Pedestrian links will be created via the Stables to the Mansion House. It is anticipated that this will be the first area of new car parking to be created.

④ Drying Green area, Wentworth Woodhouse, c. 74 spaces. This area is immediately to the north of the east wing of the principal house and accessible directly from the main drive in. This area should be used for disabled parking with pedestrian routes established direct to the Mansion House. It is anticipated that this area will also come forward early in the development process (planning permitting).

It should be noted that the Drying Green site is within the area covered by the covenants in favour of the FWE. This matter will need to be resolved if it is to be used for parking.

⑥ Granny Clarkes Wood, FWE, c. 222+ spaces. This area is to the north of the Mansion House and stable block adjacent to Cortworth Lane. The recommendation is that a new highway access and parking area be created within the

pocket of woodland by judicious felling, retaining a screen of mature trees to all sides. With good connectivity to existing major events parking, this installation has the capacity to serve as a further point of vehicle access, relieving pressures on the existing Octagon Lodge and North Lodge entrances. Pedestrian routes can be created to link up with the main driveway and other parking areas, helping to separate vehicles from pedestrians using the arterial footpath between



## 6. ACCOMMODATING FUTURE GROWTH

Wentworth & Greasbrough.

⊙Home Farm and Gun Park, FWE, c. 390 spaces. This area lies to the north west of the Wentworth Woodhouse Stables and benefits from direct physical connectivity with the site. The area is served by two existing accesses from the highway, one to the north into the Gun Park, the other to the south into the Home Farm.

The area includes several traditional buildings, some of which, including the Powerhouse and large stone barn are listed. Though subject to an agricultural tenancy, these buildings are increasingly unsuitable for modern agriculture and the FWE aspires to introduce complementary leisure uses to this locality to enhance the Wentworth visitor experience. The new parking spaces to be created here could therefore be shared between the Mansion House, Stables and Grounds and the new facilities created on FWE land subject to arrangements being agreed between relevant parties.

Assessments made during the Study suggest that in the region of 250 spaces will be required for uses related to the FWE's buildings, providing in the region of a minimum of 140 spaces dedicated for use to support Wentworth Woodhouse.

In addition, the currently unmade area to the south the ⊙Garden Centre car park has been identified as suitable for temporary use for evening events at the Camellia House (at times when the Garden Centre is closed).

Initial concept designs for these car parking areas are provided in the supporting appendices to the Fore Consulting study report.

It is recommended that these four areas providing

circa 935 spaces are brought forward to provide car parking to support WWPT's masterplan and wider growth in the next three to four years. Clearly there will be issues associated with the delivery of each of these areas for parking provision that will need to be addressed.

The first relates to the planning process and the need to ensure that the proposals can be delivered in a way that minimises and where necessary mitigates any potential harms arising in respect of impact on the setting of heritage assets, on landscape character and local amenity.

These matters have been considered in the choice of the recommended options and it is the view of the study team (consultants and commissioning bodies) that the four options proposed represent the best balance of practical functionality and sensitivity.

It is the intention of the WWPT and FWE to commission a heritage impact assessment to review the emerging car parking proposals to test these conclusions prior to the commencement of any detailed design or planning process.

The second issue that will need to be addressed relates to the availability of the recommended sites. Just two of the four sites are on land owned by the WWPT<sup>28</sup>. The remainder are on land in the ownership of the FWE.

It will be necessary for the WWPT to agree terms with the FWE for use of these areas as parking to support Wentworth Woodhouse. Matters that will need to be discussed and agreed are likely to include the financing / funding of the costs associated with each scheme, the subsequent means by which revenue will be generated from new parking provision and the way in which

revenue will be shared between landowner, funder and operator.

A further issue relates to the status of the yard forming part of Home Farm, Wentworth. This area is currently occupied by an agricultural tenant. The FWE will need to secure occupancy of the area before it can be used for car parking to support Wentworth Woodhouse and meet wider demand.

If all four areas of parking can be achieved and arrangements made with the Garden Centre to enable use of the southern part of their car park to support evening events in the Camellia House this combination of new parking will meet demand arising from planned growth until c. 2027 / 2028. This is providing that, if required, an element of overflow parking continues to be provided on the parkland area adjacent to the Stables for major event days.

The early delivery of new parking on the site of the former college swimming pool and at the Drying Green should have the added benefit of removing the need for parking on the former tennis courts to the east of the mansion house (within the main views across the Deer Park from the house), enabling its early reversion to parkland.

If the WWPT's masterplan is delivered as planned it may become necessary to create an additional 350 parking spaces from around 2028 to reach the total capacity required of c. 1280 spaces.

In this event, the potential to increase capacity at Granny Clarkes Wood will be reviewed alongside the two least preferred options identified (the sites of the former residential buildings and

former tennis courts). Any planning application to create parking in these areas will need to consider and address any evidence of likely impact on heritage and landscape arising from the release of more land for permanent formal car parking areas. The matter of restrictive covenants in favour of the FWE would also need to be addressed.

<sup>28</sup> Former college buildings and Drying Green.



## 7. CLOSING REMARKS

The Access and Parking Study has been undertaken over a nine-month period from late 2018 to mid-2019. The study was carried out by Rural Solutions and Fore Consulting in association with the two commissioning bodies, the WWPT and the FWE.

The study has assessed the increase in demand for access and parking that will arise from the delivery of the WWPT 2018 Masterplan and wider growth in visitor demand associated with activity across Wentworth (on FWE owned property) and increases in housing and economic activity brought forward by the Rotherham and Barnsley Local Plans.

The findings of the study are that:

- a. Due to the rural nature of Wentworth, most visitors are unlikely to access the FWE on foot but that there are opportunities for staff and visitors to travel to the FWE by sustainable modes, in particular by bicycle and public transport.
- b. Increases in traffic associated with the planned activities at Wentworth Woodhouse and associated growth are considered to be modest and manageable without causing undue harm.
- c. The planned activity at Wentworth Woodhouse will create significant demand for additional parking spaces, up to 1280 to meet total demand associated with major events at Wentworth Woodhouse or up to 910 for normal trading at peak periods.
- d. Growth in parking demand associated with general visitor demand and with existing businesses hosted on FWE property can be accommodated within the existing parking capacity. Additional provision will be required for any change of use of buildings at the Gun Park and Wentworth Home Farm.
- e. Opportunities exist to meet additional demand for parking on and around Wentworth Woodhouse but that a material proportion of the provision will need to be made on land in the ownership of FWE.

The Study Report sets out recommendations about the delivery of additional parking and provides suggestions with regard to potential improvements to the public highway (at the Hague Lane / B6090 junction), relating to the provision of additional signage in Thorpe Hesley and potential improvements to public rights of way.



WENTWORTH:  
ACCESS & PARKING STUDY

WENTWORTH WOODHOUSE  
PRESERVATION TRUST &  
FITZWILLIAM WENTWORTH  
ESTATE

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