

Licensing NO. 16/00847

Licensing Partnership



LICENSING ACT 2003 - GRANT / VARIATION / MINOR VARIATION / REVIEW, REPRESENTATION FORM

1 Any other person, body or business		Name and address of any representative acting for you
Name	C. MARY BOYLE	
Address	[Redacted]	
Phone	[Redacted]	
Email	[Redacted]	

Name and address of the premises you are making a representation about
 Proposed Leafest Music & Arts Festival at Wilderness Farm July 28-30 Licensing NO. 16/00847

Your representation may be in opposition to, or in support of, the application. Your representation must be about the likely effect, if the application is granted (or subject to review), on the promotion of one or more of the four Licensing Objectives (see (A) - (D) below) with evidence if you have any available. Use separate sheets if necessary.

(A) The prevention of crime and disorder	See attached
(B) Public safety	See attached
(C) The prevention of public nuisance	See attached
(D) The protection of children from harm	See attached

Suggestions/conditions you would like the Licensing Authority or Licensing Sub-committee to consider adding to the licence if the application is granted.

If your representation is on a grant, variation or review application and it is accepted, you will be invited to attend a Licensing Sub-committee hearing (and any subsequent appeal court hearing) in order to amplify your representation should you wish to do so.

Signed: [Redacted]

Dated: 24/4/2016

LEEFEST MUSIC AND ARTS FESTIVAL AT WILDERNESS
FARM, JULY 28 – 30

Ref. Licensing No. 16/00847

Having attended the presentation by the Festival Organizers of Leefest at Markbeech Village Hall on 19th April I have grave reservations and submit my reasons for opposing the event as follows.

THE PREVENTION OF CRIME AND DISORDER

Large numbers of people arriving in a rural location with no local police on hand are bound to increase the risk of crime and disorder. The Festival would be bound to attract young people and alcohol and possibly drugs would be taken. There are no local police in this area.

PUBLIC SAFETY

1. Traffic

The huge amount of traffic engendered by between 2500 and 5000 people attending the event would in addition being highly disruptive and cause problems to the local residents because the roads are inadequate to cope but would also be a danger to public safety. The Satnavs are to be directed to The Queens Arms at Cowden Pound and then directed on to Wilderness Farm through Markbeech Village. The road through the village is a busy road normally but at the weekend in addition to the normal traffic there are many cyclists, hikers, horse-riders and in July also farmers using tractors.

The Queens Arms is on the B2026. The B2026 is a fast, busy and dangerous road normally and increased traffic would make this worse. There have been many accidents on this road. The crossroads at

Cowden Pound are extremely dangerous due to the bad visibility afforded by the rising land.

The crossroads in the middle of Markbeech are also dangerous. Traffic coming towards the village from Uckfield Lane has to slow at the crossroads and the speed of traffic coming towards the village from Cowden Pound is often very fast causing near misses at the crossroads. Added traffic would increase the risk of accidents.

Wilderness Lane is a narrow, single-track lane and quite unsuitable for the large amounts of traffic envisaged or for buses which I understand are to be used to ferry people from Cowden Station. There would be no room for buses to turn in this lane or for two buses to pass. There is no footpath along this lane so large amounts of traffic would be a hazard to walkers.

The Weald of Kent is constructed of clay soil which retains liquid and becomes muddy when the weather is wet and at times becomes boggy and completely impassable in bad weather. Have the organizers considered this in their planning in the event of bad weather, both as to how this would affect the vast amounts of traffic on the road, in the parking areas and where the event is taking place? Events in this area have been completely disrupted by muddy conditions causing danger to both drivers and pedestrians.

Lyme Disease

There are large numbers of deer in this area and where there are deer there are ticks in the long grass which would be highly dangerous to campers. A bite from a tick if not extracted can cause Lyme disease in humans which can develop into health problems 'including facial paralysis, heart palpitations, arthritis, severe headaches and neurological disorders'. (Extract from the National Geographic.com website on Google).

Contamination

Even though the organizers have said they will clear up the rubbish with so many camping on the proposed site there is bound to be

contamination to the landscape. Has a survey been carried out to ascertain whether any endangered animal or plant species are present which would be harmed by the arrival of so many people?

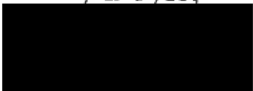
PREVENTION OF PUBLIC NUISANCE

Loud music being played until 5.0 a.m. in the morning for three days is a public nuisance. Most events have a cut-off time of midnight and 5.0 a.m. is one step too far. In July the windows will be open and the noise will intrude. We already suffer from aeroplane noise being on the Gatwick flypath and this is too much. We live about ~~two miles~~ ONE MILE from the planned event and will be deeply affected.

CONCLUSION

The idea is a good one but in my opinion the organizers have not thought this plan through in conjunction with the proposed site and should look for a situation with better access and further away from habitation.

Mary Boyle,


Edenbridge,
Kent. TN85NS

HEVER CASTLE

Sevenoaks District Council
Licensing Partnership
PO Box 182
Sevenoaks
Kent
TN13 1GP

Chief Executive's Office:
slambden@hevercastle.co.uk

18 April 2016

Dear Sirs

Leefest & The Neverland 28 – 30 July 2016

I have become aware of Leefest and The Neverland which is hoping to produce a 5,000 person festival over the weekend of 28 – 30 July. They have not contacted us directly but I have heard through the Hever Residents Association. Strangely enough I am not alone amongst Parish Councillors to be surprised that the Hever Parish Council has not been officially informed despite the fact that Wilderness Farm partly sits on Hever Parish Council land.

Clearly, Hever Castle has some concerns as I am sure Chiddingstone Castle, Hoath House and Falconhurst also do as we all provide summer weddings and certainly in our case some of these weddings are booked two years in advance. The majority of these weddings are booked with the expectation of a degree of peace and tranquillity that is typically associated with a rural Grade I listed Castle within an Area of Outstanding Natural Beauty. It is also worth noting that Hever Festival Theatre which has been running for well in excess of 50 years also has a play scheduled for that weekend. All of these things, including the weddings and other events at the other historical venues, will almost certainly be impacted by a large noisy festival.

We also have concerns over the local roads as, on a busy day it takes a certain amount of skill to get, in our case, 4,000 people in cars off the road quickly. I am sure Leefest will have a great deal of experience in this but it has taken the Castle some years to perfect it and when you get wet weather, as we did in September last year, even the best plans can come asunder. To be fair, wet weather is unlikely, at least to the extent where fields are muddy at that time of year.

It might be considered a bit rich, us raising our concerns as we after all impact the local neighbourhood, albeit I suspect not a vast number of residents have lived here in excess of the time Hever Castle has been open to the public - it first opened its doors in 1963 and records have been found of it being open to the public in the 1800s. The Castle provides year round employment and the events that occur within its grounds all do so with the intent to support and maintain this heritage attraction. Our concerns are for our own existing clients who might be put off coming here when there

CHILDHOOD HOME OF ANNE BOLEYN

Hever Castle | Edenbridge | Kent | TN8 7NG
Tel +44 (0)1732 861700 | Fax +44 (0)1732 866796 | info@hevercastle.co.uk | hevercastle.co.uk

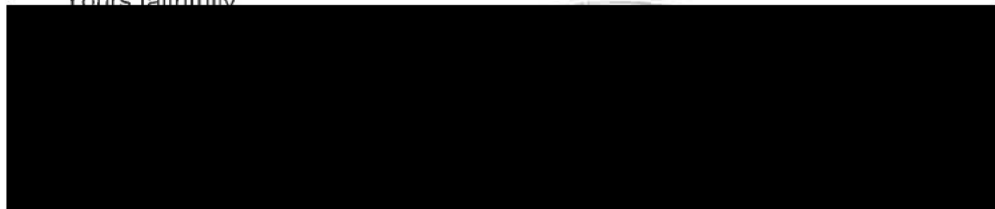
Registered office: 157 Scalby Road | Scarborough | Yorkshire | YO12 6TB | Reg no: 1479520

are so many cars on the road that weekend and certainly for weddings and theatre it will be difficult to find people willing to come here if there is a loud music festival nearby.

Clearly, if it can be ascertained that we will not hear any noise from the festival here then we will be happier albeit still concerned about traffic.

I am sure you will consider all these things when making a decision.

Yours faithfully



Duncan Leslie MRICS
Chief Executive

CC Chiddingstone Castle
Falconhurst
Hever Festival Theatre

16/00847/LAPRE
LICENSING PARTNERSHIP
19 APR 2016 BM
SEVENOAKS DISTRICT COUNCIL

HEVER CASTLE



Jessica Bolton
Licensing Officer
Sevenoaks District Council
Licensing Partnership
PO Box 182
Sevenoaks
Kent
TN13 1GP

Chief Executive's Office:
slambden@hevercastle.co.uk

26 April 2016

Dear Ms Bolton

Leefest & The Neverland 28 – 30 July 2016

Further to my letter of 18 April 2016, I would now like you to look at my letter again and consider it as a representation of prevention of public nuisance, albeit elements will fall under public safety, at least those concerning the road.

You may need to provide me with a proper definition of what Sevenoaks District Council considers to be a public nuisance. Some legal references suggest that noise would not be a public nuisance to all the local individual private land owners, but this seems surely wrong as those private land owners are also members of the public and as such surely have a right to quiet enjoyment in the countryside, whether it be in their home, garden or utilising the public footpaths spread liberally around this part of the countryside. It could also be argued, as I certainly would, that the people who attend the wedding functions that I refer to in my earlier letter and the theatre productions, are all members of the public and intrusive noise in an otherwise rural, tranquil area, particularly a relentless noise such as music which according to the License Application will effectively be running for three days without much of a break at all, has to be considered a nuisance to all those people.

I am somewhat surprised that when issuing licenses no consideration is given to existing license holders whose activities potentially stand to be damaged by the issuing of another license by yourselves, to someone who has what appears will be a very disruptive activity involving a great deal of noise which clearly has the potential to damage these other facilities. Surely the sheer number of people who might be affected by this would fall into the public nuisance category. Or is it because people at these other venues have paid for their activity on private land and so are no longer classed as a public nuisance?

The difficulty for private land owners with other venues - all of whom live here all year round so is much more in our interest to get on with our neighbours and not be a nuisance - as far as I could tell there is potentially no mechanism by which we can stop this event taking place and our only recourse

CHILDHOOD HOME OF ANNE BOLEYN

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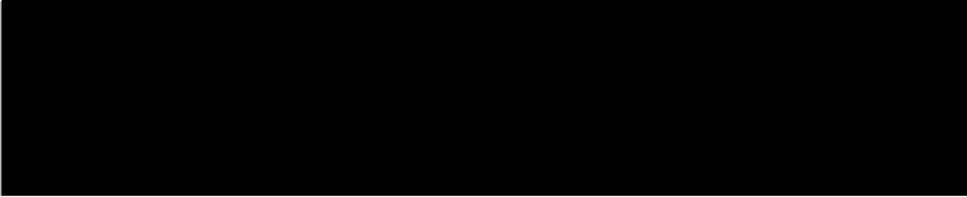
Registered office: 137 Scalby Road | Scarborough | Yorkshire | YO12 6TB | Reg no: 1479520

is after the event has taken place or during the event taking place, that we potentially could contact your colleagues in Environmental Health who I understand have an obligation to investigate nuisance such as noise and this would seem to me to be an utterly absurd way to go about business. We have to wait for the event to take place then tell your colleagues in Environmental Health, who almost certainly would have to find that there was a noise nuisance that was contrary to a person or people's "right to enjoy their property without unreasonable interference from others" (quoted from Sevenoaks District Council's own website under nuisance and noise). So are you suggesting that you are potentially willing to issue a license for an activity that your own colleagues might be obliged to close down while the event is in progress, after everyone has bought their tickets and arrived on site etc. rather than do something about preventing it from happening in the first place?

I am hopeful you can bring me up to speed on the law here because this seems to be absurd, makes no sense at all and potentially makes everyone very unhappy, not least the organisers if they get a license to have the event which your colleagues are then in a position to close down.

I very much look forward to hearing from you.

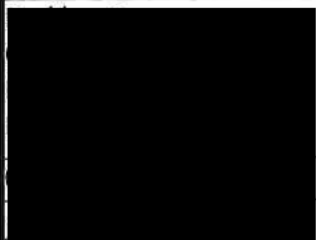
Yours sincerely



Duncan Leslie MRICS
Chief Executive

CC Chiddingstone Castle
Falconhurst
Hever Festival Theatre

LICENSING ACT 2003 - GRANT / VARIATION / MINOR VARIATION / REVIEW, REPRESENTATION FORM

1 Any other person, body or business		
Name	J.R. Green	Name and address of any representative acting for you
Address		
Phone		
Email		
Name and address of the Leefest at Wildernesse Farm, Mark Beech, Edenbridge,		
Your representation may be in opposition to, or in support of, the application. Your representation must be about the likely effect, if the application is granted (or subject to review), on the promotion of one or more of the four Licensing Objectives (see (A) – (D) below) with evidence if you have any available. Use separate sheets if necessary.		
(A) The prevention of crime and disorder	I believe that the way in which the traffic approaching the site has been organized will cause chaos and disorder. The traffic coming from the direction of Hartfield will have to cross a line of traffic coming from the direction of Edenbridge at a notorious accident blackspot where both lines turn into Cowden Pound Road.	
(B) Public safety	The comments made in (A) above will create a threat to public safety. I consider that the country lanes in approach to the site are totally inadequate for such an event and volume of traffic and a licence should NOT be given.	
(C) The prevention of public nuisance	The volume of traffic approaching the site along country lanes where two cars cannot pass without one stopping and pulling aside or reversing into a layby is certainly a public nuisance for normal road users going about their daily business and I therefore believe that the site is totally inappropriate to take this traffic.	
(D) The protection of children from harm		
Suggestions/conditions you would like the Licensing Authority or Licensing Sub-committee to consider adding to the licence if the application is granted.		
If your representation is on a grant, variation or review application and it is accepted, you will be invited to attend a Licensing Sub-committee hearing (and any subsequent appeal court hearing) in order to amplify your representation should you wish to do so.		

Signed: J.R. Green

Dated: 23.4.16

SEVENOAKS DISTRICT COUNCIL LICENSING AUTHORITY

Grant, Variation, Minor Variation, Review representation form

Any Responsible Authority, or, any other person, body or business may make a representation in writing about an application for the grant, variation, minor variation or the review of a premises licence (or club premises certificate). The representation needs to be relevant to one or more of the four licensing objectives and must not be frivolous or vexatious.

Any representation must be received by the Licensing Authority within the statutory period for representations. The deadline date can be seen on the notice displayed on the exterior of the applicant premises or by consulting the premises licence tracker which can be found on the Authority's website. Alternatively you may email or telephone the Licensing Team (01732 227004) to check the date. Any representation received after the deadline date cannot be accepted.

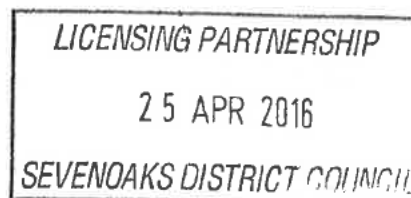
Any representation you make (with the exception of a representation concerning a Minor Variation application) will be published on the Council's website with the agenda papers for the relevant Sub-committee hearing convened to consider the representation/s. In the case of a representation by any person, body or business, your name and house number may be blanked out.

Any other person, body or business

The attached representation form is provided for your assistance - you do not have to use it. You may if you wish simply provide your representation by letter or email or you may make comments via our Public Access webpage <http://pa.sevenoaks.gov.uk/online-licensing>. Any person, body or business submitting a representation may request that their representation to the licensing authority is submitted on their behalf by a landlord, legal representative, a friend, an MP, a Councillor or similar. Please provide your full contact details in section (1) of the form, and those of any person you wish to act on your behalf, or provide these details in your letter or email.

The Authority must give a copy of any representation you submit to the applicant. By submitting a representation you agree to the information, including your name and address (together with any additional sheets) being copied to the applicant. In some exceptional circumstances, your name and house number may be withheld from the applicant, but only if the Authority is satisfied that you have a genuine and well-founded fear of intimidation. If you wish the Licensing Authority to consider withholding your name and address from the applicant you must provide your reasons for this on a separate sheet attached to your representation (with your full contact details).

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KM.

Ref: 16/00847

Licensing Partnership



LICENSING ACT 2003 - GRANT / VARIATION / MINOR VARIATION / REVIEW, REPRESENTATION FORM

1 Any other person, body or business		Name and address of any representative acting for you
Name	DR T. BOYLE	
Address	[REDACTED]	
Phone Email	[REDACTED]	

Name and address of the premises you are making a representation about
 WILDERNESS FARM, HEVER [MARK BEECH]

Your representation may be in opposition to, or in support of, the application. Your representation must be about the likely effect, if the application is granted (or subject to review), on the promotion of one or more of the four Licensing Objectives (see (A) - (D) below) with evidence if you have any available. Use separate sheets if necessary.

(A) The prevention of crime and disorder	Five thousand people without a police presence.
(B) Public safety	Five thousand people in a strange and confined place
(C) The prevention of public nuisance	Noise. Damage to the environment.
(D) The protection of children from harm	

Suggestions/conditions you would like the Licensing Authority or Licensing Sub-committee to consider adding to the licence if the application is granted.

If your representation is on a grant, variation or review application and it is accepted, you will be invited to attend a Licensing Sub-committee hearing (and any subsequent appeal court hearing) in order to amplify your representation should you wish to do so.

Signed:



Dated: 23 April, 2016

Reference: Licensing 16/00847

Sirs,

I wish to state to you my objections to the granting of a Licence to Leefest to hold an 'event' at Wilderness Farm, Markbeeceh next July. I do so on the following grounds:

Highways

The road system in the area is unsuitable and inadequate for the purpose. It is proposed to have up to 1500 extra cars using the narrow road from the Queen's Arms P.H., through Markbeeceh, to and down Wilderness Lane. This would be very onerous, in terms of noise, pollution, access and peril, (there being no footpaths), for the inhabitants of the village and will increase the hazards at the dangerous crossroads at the Queen's Arms and in the centre of Markbeeceh. Every additional vehicle must increase statistically the chances of accident at these places. Furthermore, Wilderness Lane is a single track road and to encourage large numbers of extra cars and, moreover, buses to use it would be irresponsible. Where are the buses to turn and what happens if two buses meet head-on? Are locals going to have to give way constantly to this onslaught of traffic, especially in Wilderness Lane?

The proposed site lies across a Public Footpath. This path is part of the very ancient track which went from Dry Hill Fort to the Eden Valley at Chiddingstone. It is very well used by the inhabitants of Markbeeceh and Chiddingstone (and others) for dog walking, recreation etc. and it should not be deviated even temporarily to accommodate a private event.

Noise

It is proposed to disseminate 65 decibels of noise from twelve noon until 11 p.m. in summer when people are likely to have their windows open. The topography ensures that the noise will go westwards along the north face of

the ridge through Markbeeceh and also southwards across the plateau to Chiddingstone Hoath at both of which there are centres of population. It is intolerable that people should be subjected to that level of noise for so long and many in this village have no confidence that they will remain undisturbed when the noise is supposedly reduced from 11 p.m. to 5 a.m. Why does there have to be any noise at all after, say, midnight?

Environment

The proposed site is destructive of the environment. For example, there is a pond near the proposed Stage One and the whole area is the home of many wild flowers. I doubt if a proper environmental assessment has been made. Are there any rare and/or important wildlife in the area. Until it is established definitively that these factors don't operate no Licence should be granted.

Just as the organisers have no local knowledge of traffic difficulties (why should they?) they have no knowledge or experience of the local terrain. The previous events conducted by this organisation have been on the chalk of the North Downs, where drainage is good. The organisers have no experience of glutinous High Weald clay: five thousand people tramping over the land plus 1500 cars will do irreparable damage to the landscape even if it does not rain and may lead to treacherous and onerous problems of movement. If it does rain it will be disastrous and for this reason alone should be avoided.

Planning

We are all aware that this is not strictly a planning matter, but it surely must have implications for planning. I don't doubt that Wilderness Farm is designated as agricultural land. I learn that there is a proposal to crush large quantities of rubble into parts of the land in order to try to overcome the clay problem. If this is done that land can never be returned to agricultural use. I suggest that this would be breach of planning laws. Moreover what about the proposal to rip out hedgerows in Wilderness Lane?

Conclusions

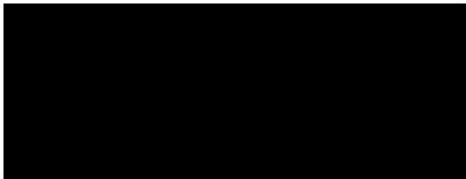
The above factors make this proposal objectionable. It would be an unsought and destructive intrusion into the life of this village and no one has the right to do unavoidable harm to others. Markbeeceh is one of the most peaceful and unspoilt places within thirty miles of London and it should remain so. It should never be despoiled. The site is ill-chosen: (a) the presence of so many people without a police presence could lead to **CRIME AND DISORDER**; (b) the presence of so many people and the unleashing of so many extra cars on an inadequate road system endangers **PUBLIC SAFETY**; c) the loud noise and the degradation of the environment constitute a **PUBLIC NUISANCE**.

Dr. T. Boyle,



TN8 5NS

22 April, 2016.

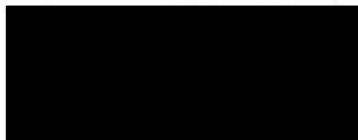




LICENSING ACT 2003 - GRANT / VARIATION / MINOR VARIATION / REVIEW, REPRESENTATION FORM

1 Any other person, body or business			
Name	HW BLOFF	Name and address of any representative acting for you	
Address			
Phone			
Email			
Name and address of the premises you are making a representation about		LEPPARDS FARM 16/00847	
Your representation may be in opposition to, or in support of, the application. Your representation must be about the likely effect, if the application is granted (or subject to review), on the promotion of one or more of the four Licensing Objectives (see (A) – (D) below) with evidence if you have any available. Use separate sheets if necessary.			
(A) The prevention of crime and disorder	I HAVE BEEN BROKEN INTO ONCE		
(B) Public safety	TRAFFIC CONGESTION AT NIGHT — NO LIGHTING NO PAVEMENTS		
(C) The prevention of public nuisance	I MOVED HERE BECAUSE OF LACK OF NOISE DISTURBANCE		
(D) The protection of children from harm	—		
Suggestions/conditions you would like the Licensing Authority or Licensing Sub-committee to consider adding to the licence if the application is granted.	(1) 3 DAYS TO MUCH (2) 5AM CLOSE DOWN UNREASONABLE		
If your representation is on a grant, variation or review application and it is accepted, you will be invited to attend a Licensing Sub-committee hearing (and any subsequent appeal court hearing) in order to amplify your representation should you wish to do so.			

Signed:



Dated: 24/11/14



SEVENOAKS DISTRICT COUNCIL LICENSING AUTHORITY

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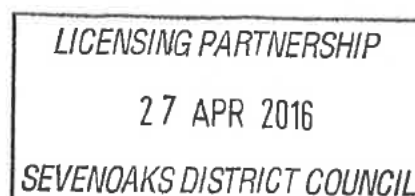
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[REDACTED]
NR. EDENBRIDGE, KENT
TN8 5PH
[REDACTED]

25th April, 2016

Chairman,
Licensing Committee,
Sevenoaks District Council,
P.O.Box 183,
Argyle Road,
Sevenoaks, Kent
TN13 1HG

Dear Sir,

Re – your ref 16/00847 – LeeFest Music and Arts Festival at Wilderness Farm, July 28 – 30 2016

Unfortunately I was unable to attend the Consultation Meeting with the Festival Organisers at Markbeech Village Hall on 19th April at 8pm as I was recovering from an operation. However my husband John Gladstone and many friends did attend and I understand the vast majority of those in attendance was very much **AGAINST** this Festival being allowed to be held at Wilderness Farm. I am in total agreement for the following reasons-

1. Noise.

Our house is situated on the other side of the wood by Wilderness Farm with only a field between us. This means we will hear the noise at full pelt until 11pm and then unbelievably at a lower volume until 5pm for three days in a row!!! It is bad enough when people have parties and the sound goes on until 11.30 ish.

2. Traffic.

I understand that the representative from the Festival admitted at the Meeting that they had not done a Road Survey before applying for permission to hold the Festival. I find this astonishing as the roads are very narrow and winding and in our opinion quite unsuitable for large vehicles which will presumably be needed to set up the equipment and for the quantity of cars expected which we understand to be in the region of 5,000 !!!

When we go to church at St. Mary's Chiddingstone we go past Wilderness Farm and find it a nightmare as it is so narrow when cars come the other way not to mention the large quantity of cyclists who use this road, we think as a short cut to get to Tunbridge Wells, via Penshurst. There are only a few places where one can pull in to allow a large vehicle to pass and these are usually very wet and muddy as the soil here is heavy clay. **↓ NO PAVEMENTS!**

In addition to the above presumably people will be allowed in earlier as I understand there is to be a Camp Site and again presumably will be allowed to remain after the event. Pto

Re- LeeFest Music and Arts Festival continued-

Re Traffic continued-

We understand that all traffic will be encouraged to get to Wilderness Farm via the road through Markbeeceh. Again this is quite a narrow road and difficult enough as it is without the expected volume of traffic.

3. Carparking.

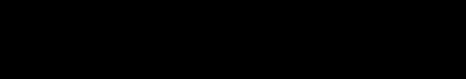
I understand that 1,440 cars are expected which will take up a considerable amount of space but the Meeting was told that any preparations for carparking will be removed after the event. That number of cars will take up a considerable amount of room as will a camp site for 2,500 tents!

We do hope that it will all be cleared away in case other events will be encouraged to use this site!

Presumably as the site is in the Green Belt any concrete carparking area would also have to be removed.

Please when considering the application for this Festival which I understand would become an annual event, take all the foregoing into account as I can assure you the majority of the Village is against this.

Yours faithfully



Jane G. Gladstone (Mrs)



Donna Thorne

From: A Russell <[REDACTED]>
Sent: 25 April 2016 11:47
To: Licensing
Subject: 16/00847

We oppose the above application on the grounds of Prevention of Public Nuisance due to noise pollution and inadequate road access

Andrew & Elspeth Russell

[REDACTED]
Edenbridge, Kent TN8 7ES

[REDACTED] HEVER, KENT. TN8 7LS.
[REDACTED]

Licencing,
Sevenoaks District Council,
Arglye Road,
Sevenoaks,
Kent.
TN13 1HG.

26th April, 2016.

Dear Sirs,

Application Reference 16/00847
Wilderness Farm, Hever, Kent – Leefest

The countryside, a place of beauty, tranquillity and green spaces. Somewhere to come and relax, live peacefully, enjoy nature.

Why then is it felt necessary to come out into it, fly tip, leave litter, clog up the lanes with cyclists who although drivers themselves, feel it necessary to be unpleasant and inconsiderate to residents sometimes. Home buyers who come from the city and suburbs to build huge houses and then proceed to put lights in, on and around themselves for security. Is it any wonder that residents should object to yet another intrusion into their lives.

Hever Castle provides local employment, entertainment, theatre and additional noisy events. Aeroplanes invade the peace as they fly low overhead, but we must accept some disturbances in our modern lives.

Leefest if a licence is granted for July 2016, is not considered suitable for this particular site:

- **Site** close to residential properties. The organisers tell us that they looked at several sites before deciding to apply for Wilderness Farm and this had the best access routes. They also stated that they had outgrown their present site, so we must assume that there will be increased numbers here in 2016 and at any future festival should a licence be granted.
- **Neverland** – we understand that the building of this structure would have to be undertaken at least three weeks in advance of the event, which will cause noise and disruption to residents and traffic alike.

Is the structure to be dismantled in case a licence is not granted next year? The

organisers intend to leave the ground exactly as they found it on arrival, but that will not be as it is presently.

- **Traffic** would be increased on already congested narrow lanes and very disruptive to the local residents. If wet weather were to occur, then we do not see how the organisers will be able to keep the lanes free of traffic as they envisage. New gateways and felling of trees is already underway, even without the necessary licence being granted.
- **Noise** levels would not be the 65 decibels intimated, as sound travels even if the speakers face the ground. The suggestion that residents would not be able to hear the festival if they had their windows and doors closed is not acceptable, especially as it will be summertime and we may wish to be in our gardens at the weekends
- The proposed timing of the staging of events would mean that the music will continue until about 5am in the morning with the bars closing perhaps at the same time!
- **Children** - Other proposed events within the festival, such as drag and cinema would mean that children attending may be subjected to unsuitable entertainment. Alcohol is another concern with the bars being open for long periods and although the organisers do not allow drugs and take the precaution of searching the festival goers on entry, they do tell us that they provide counselling on site for any drug abuse. This then implies that incidents do occur.
- **Wildlife** – From the plans it would seem that an area is to be fenced off and a footpath re-routed or closed for the duration. There are herds of deer in this area that use their well-worn tracks and therefore they would be disorientated. The fencing needs to be removed after the event.
- **A survey** needs to be undertaken, which apparently at our meeting with the organisers has not been done, to ascertain any health risks to both adults and children, because deer carry disease, as does effluent from sewers, etc.

One of the worrying questions on which we need clarification, is that if this festival takes place, how many more events will be held during the forthcoming months on the same site at Wilderness Farm. It would seem from conversations with residents who live miles from the present site, that the owners of that site hold many events during the year and the noise levels from these are unacceptable to them. Perhaps that is why a move is envisaged to this farm, and the reason is not outgrowing of the present site, but noise and disruption.

Yours faithfully,



Mr. Mrs.R.J. Weaver

SEVENOAKS DISTRICT COUNCIL

REC'D 26 APR 2013

PARKING & AMENITY

Cludding's Inc

West. TN 870

23rd April 2013

Dear Sirs,

I have been informed by the Residents Association that a

Company is requesting permission to hold a 3 day music and arts festival in our area on the 28th - 30th July.

Whilst we do not wish to be spoiling my wife and I would like to register our wish for

the permission not to be granted. We are concerned with the noise and duration of the event, the traffic

Dear Customer,
concerns, the noise is so late at night

Please do not agree, let us
have some quiet weekends this

Summer.

Yours faithfully,
[Redacted Signature]

Bolanle Morafa

From: publicaccess@sevenoaks.gov.uk
Sent: 26 April 2016 07:13
To: Licensing
Subject: Comments for Licensing Application 16/00847/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:13 AM on 26 Apr 2016 from Miss Catherine Burdock.

Application Summary

Address: Wilderness Farm Wilderness Lane Hever Kent TN8 7LP

Proposal: Premises Licence

Case Officer: Jessica Bolton

[Click for further information](#)

Customer Details

Name: Miss Catherine Burdock

Email: [REDACTED]

Address: [REDACTED] Edenbridge, Kent TN8 5JY

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Crime Objections
- Noise Disturbance
- Parking
- Safety of Premises
- Traffic

Comments: 7:13 AM on 26 Apr 2016 I object most strongly to this. The road network will not cope. There will be danger to all other road users, pedestrians, horse riders and cyclists. I have added concerns in relation to crime, drugs and alcohol. This must not be allowed to proceed under any circumstances. The venue is wholly unsuitable.

Bolanle Morafa

From: publicaccess@sevenoaks.gov.uk
Sent: 26 April 2016 11:06
To: Licensing
Subject: Comments for Licensing Application 16/00847/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:06 AM on 26 Apr 2016 from Mrs Emma Isaacs.

Application Summary

Address: Wilderness Farm Wilderness Lane Hever Kent TN8 7LP

Proposal: Premises Licence

Case Officer: Jessica Bolton

[Click for further information](#)

Customer Details

Name: Mrs Emma Isaacs

Email: [REDACTED]

Address: [REDACTED] Chiddingstone Hoath, Kent TN8 7BN

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Noise Disturbance
- Safety of Premises
- Traffic

Comments: 11:06 AM on 26 Apr 2016 I strongly object due to significant noise disturbance, negative impact on traffic in the local area.
Lack of police resources and the fact that the many local wedding venues have bookings that would ruin a bride/grooms day with a potential 5000 people descending on an area of outstanding natural beauty and ancient woodland.

Bolanle Morafa

From: publicaccess@sevenoaks.gov.uk
Sent: 26 April 2016 19:05
To: Licensing
Subject: Comments for Licensing Application 16/00847/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:05 PM on 26 Apr 2016 from Miss Samantha Rose.

Application Summary

Address: Wilderness Farm Wilderness Lane Hever Kent TN8 7LP

Proposal: Premises Licence

Case Officer: Jessica Bolton

[Click for further information](#)

Customer Details

Name: Miss Samantha Rose

Email: [REDACTED]

Address: [REDACTED] Mark Beech, Kent TN8
5NU

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Crime Objections
- Noise Disturbance
- Opening Hours
- Parking
- Protection of Children from Harm
- Safety of Premises
- Traffic

Comments: 7:05 PM on 26 Apr 2016 I am totally against something like this happening in a rural community like this. We do not have the road infrastructure for this type of disturbing event. I have horses only a short distance from the proposed venue site and I will be looking for full reimbursement for the cost of having to move my horses for their safety over this proposed weekend. I am extremely concerned about the crime in the area brought in by the type of person this type of event will attract and living alone I am frightened and intimidated in my own home.

Bolanle Morafa

From: publicaccess@sevenoaks.gov.uk
Sent: 26 April 2016 21:35
To: Licensing
Subject: Comments for Licensing Application 16/00847/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:34 PM on 26 Apr 2016 from Mrs Anna Toynton.

Application Summary

Address: Wilderness Farm Wilderness Lane Hever Kent TN8 7LP

Proposal: Premises Licence

Case Officer: Jessica Bolton

[Click for further information](#)

Customer Details

Name: Mrs Anna Toynton

Email: [REDACTED]

Address: [REDACTED] Chiddingstone Hoath, Kent
TN8 7BP

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Crime Objections
- Noise Disturbance
- Opening Hours
- Protection of Children from Harm
- Safety of Premises
- Traffic

Comments: 9:34 PM on 26 Apr 2016 We strongly object to the granting of the licence. Having reviewed the Application, we note it is flawed in many ways. By way of example, the strain on local A&E and minor injuries which are already under extreme pressure with several hours waiting time. Further, the area is too far from fire and proper medical assistance. There is a real risk of crime and danger to local property and people. Although the subject of under age drink and drugs have been touched on in the application, we do not accept that enough has been done to address this. Above all, this site is not appropriate for an event of the size proposed. The narrow lanes will be damaged, buildings and footpaths will be ruined beyond repair. Traffic congestion will cause danger to the many walkers, significant number of cyclists and horse riders in the immediate vicinity. There is a genuine and real risk that people will be harmed in the area given the enormous volume of traffic proposed.

Children in the local area will be at risk from being subjected to drunken and inappropriate behaviour and there is a serious risk of harm being inflicted on children in the area. We have been told that noise will not be a problem after 11pm. However this is factually incorrect as we understand that acts run through the night and bars will be open during the night. We urge the the Council to support the local community and refuse the application for the licence given the strain it will put on local services and the adjoining AONB. There are more suitable areas for such an event elsewhere. For example, sites which have previously held events such as festivals, car boot sales, etc. The key reasons for refusal in our view should be on the basis of public safety, the prevention of public nuisance, the prevention of crime and disorder and the protection of children from harm.

Kerry Holloway

From: Gemma Tisdall [REDACTED]
Sent: 27 April 2016 10:55
To: Licensing
Subject: 16/00847

Licensing Team,

Following the promotion of the Leefest event in our local area I would like to register my support for the event.

I have spoken with lots of people from Hever and the surrounding villages who are very keen to see this event go ahead. We all feel that this festival would reflect the friendly and active community atmosphere that makes our area so unique. Unfortunately I understand that there has been a lot of objection to this event taking place, I am not alone in feeling that this is due to the uneven demographic of the HRA members. I recently attended a Q&A session for this event and only knew a handful of attendees, I have lived and worked in Hever for years, support all the local events (Chiddingstone Real Football, Point to Point, Hever Triathlon, Blackham raft race etc.) and normally know the majority of locals. I hope that the decision is not swayed by the small majority of negative residents and that the enthusiasm and knowledge of the Leefest team and Leppard family ensure you see how this event could become a real highlight of the village calendar. With regards to the 4 licensing objectives I cannot find any reason to object to any of these points. The festival is small in comparison to most music festivals and has a smaller attendance than the Hever triathlon. I have complete faith in the team running the event extremely well as they have carried out extensive planning with help from the locals to date.

I hope you find this email helpful.

Kind Regards,

Gemma

(address as below)

Gemma Tisdall (BA Hons)
Project Manager

Proco

SERVICES LTD

Brocas North Farm

Hever

Kent

TN8 7LE

Telephone: 01732 865392

Fax: 01732 865683

www.proco.co.uk



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LICENSING PARTNERSHIP
27 APR 2016
SEVENDAKS DISTRICT COUNCIL

Mr T R Mullender



Hever
Kent
TN8 7LS

Licensing Partnership
Council Offices
PO Box 182
Argyle Road
Sevenoaks
Kent
TN13 1GP

27th April 2016

Re: Application for a Premises License at Leppard's Wilderness Farm, Wilderness Lane, Edenbridge
by Phizzwizzards Ltd Ref: 16/00847

Dear Sir/Madam

I write concerning the proposed 'Neverland' festival to be run by Phizzwizzards Ltd.

I wish to object to the licensing of this event on the basis of all four licensing objectives, these being; Crime and disorder; Public safety; Prevention of public nuisance; Protection of children.

If granted a license by Sevenoaks District Council this event, would, as I understand it be scheduled to take place over four days and three nights on 28th, 29th, 30th and 31st of July this year. Many advance tickets are said to have already been sold online, acts booked, and much work has already been carried out to prepare the site. A front page article carried by The Courier at the end of March and another posted on their website on 20th April makes a mockery of the idea of 'a secret site' and further adds to the impression of a done deal. However, a show of hands following a presentation by the organisers at the Hever Residents Association meeting in Markbeech village hall on 19th April revealed that the near capacity audience of 100+ local residents remained overwhelmingly opposed to the event taking place, with a show of hands showing almost ten to one against.

The reason given for relocating here is that the event has outgrown its current venue at Highams Hill Farm, Biggin Hill. This being the case, and that this is proposed as an annual event going forward, I must ask what degree of expansion of the initial expected attendance of five thousand individuals and around two thousand vehicles might be predicted over the coming years? I am also concerned that a cursory online investigation of Phizzwizzards Ltd revealed that they were only incorporated at Companies House on 19th of January this year. It is claimed that the event has been conducted at Highams Hill Farm with virtually no complaints from the public (2 in total according to Lee Denny) for the past nine years. Why then is there a need to register a new company if not to shed past history and/or liabilities?

Lee says that Phizzwizzards use many voluntary helpers. As 'Neverland' is marketed as a family event with many children attending. Can we assume, given Phizzwizzards apparently brief history, that they will have all been CRB checked come the day?

There are already a number of regular, long established, events held annually in the area such as Penshurst Point to Point and Hever Castle's jousting and Lakeside Theatre which, although generating some increase in traffic and a certain level of noise, are generally well run, cause little overall disruption within our locality and do not intrude on our daily lives outside of office hours. If granted this event would clash with another such event, the annual Chiddingstone dance and fete. A proven and well supported local fund raiser held on the same weekend.

There has been a very noticeable proliferation of newer events in recent years which have not only disrupted the rural ambience of the area but have, effectively, denied us as locals the right to venture from our properties or access them upon our return. Most notable among these is The Hever Triathlon and to a lesser extent the Ironman event (I understand that several additional, similarly themed, events are also planned for this year) held loosely at the castle but with a good deal of the action taking place outside of the confines of their grounds. In the case of the triathlon, including arrivals and departures, this lasts for several days during which we are shaken from our beds at dawn by passing traffic and/or the piercing blare of public address systems, to be effectively held prisoner in our own homes for much of the day while the local lanes are jammed solid with car traffic and, or, cyclists. Not only does this generate a good deal of litter but should we dare to venture forth for the duration we are likely to be subjected to torrents of abuse, or even threatened with violence, by an element among those taking part, for having the temerity to try and use the public highway.

If any of the emergency services should be required anywhere within what translates to a considerable area during these times they would find access to be absolutely impossible. Neither does the problem end with the event, for now that the cycling community has discovered our locality we are virtually always confronted with problems on our lanes during daylight hours, predominately at weekends but also throughout the week, caused not by individuals but dozens upon dozens of cyclists riding in packs, often two or three abreast, congesting our lanes and refusing to let us pass with their 'defensive riding'.

We are now faced with the prospect of yet another 'non-profit making' event, wholly inappropriate to the proposed rural site, in an area designated as both Green Belt and an Area of Outstanding Natural Beauty, with even worse access problems. As is the usual excuse, the philanthropic countryside loving organisers tell us that their selfless efforts will benefit the local community, the vast majority of who want nothing more than to be left in peace to enjoy our rural location together with the many likeminded visitors to the area that we continue to welcome with open arms.

The organisers say that a route to the site will be clearly signed at the time. This is also the case with the Hever Castle Ironman and Triathlon events but those attending, to a large extent, ignore these signs and follow their satnavs/smartphones and approach from all directions, creating absolute chaos for miles around. In this case there is another layer of concern, that of around two thousand inevitably tired motorists, potentially still suffering from the effects of alcohol, all leaving at roughly the same time and intent on getting home as quickly as possible by the shortest route available once the event comes to an end. The cross roads at Cowden Pound are very dangerous at the best of

times as any investigation into the history of fatal road traffic accidents in the vicinity will attest. Any sudden increase in the volume of traffic using this route can only make the situation worse and while I do sincerely hope that, if the event is licensed, those leaving will depart safely I fear this will be impossible to supervise and my blood runs cold at the prospect.

I have heard rumours from a number of sources locally, who wish to remain anonymous, that much of the land in question has, allegedly, been used for many years to dispose of raw human effluent. I must say that, although I find such allegations to be completely implausible myself, if further independent investigation should prove them to be true this would hardly provide the ideal environment for those attending.

I worked in the microbiological analysis of London's water for a number of years and suggest that under the circumstances it might be a simple and sensible precaution to test for any human pathogens, which can survive in the soil for many years, across the site in order to dispel these unlikely rumours for good. The Environment Agency or perhaps East Surrey Water Company would I am sure be happy to arrange for this.

I assume that a professionally executed ecological survey, conducted by a recognised independently accredited body has, or prior to the event will have, been completed to cover the whole site in order to properly assess the flora and fauna present. For this to have any viability it will need to have been conducted over a full year, covering all four seasons. This should involve monthly visits except, perhaps, for winter when one might suffice, as the community revealed will change substantially from one month to the next, for instance, that discovered in May will perhaps have little relevance to what might be present at the end of July. To initiate a survey at this late stage would in any case leave no time to formulate any meaningful management strategy and would be of negligible value.

Of course the main species of concern at this fairly remote and hitherto undisturbed site would be those protected under the 1981 Wildlife and Countryside Act that are either, resident or visiting the locality and/or breeding there. One national rarity which was certainly present when I last checked is the exquisitely beautiful grass vetchling which will be just coming into flower at the end of July. Another good example of why any survey needs to be carried out over such a protracted time scale is, of course, the great crested newt which may well be present here. Best identified by night time visits during their breeding season, using a torch (a license from Natural England may be required and certainly would be for any more intrusive investigation), once this is over they leave the water and disperse over surprisingly long distances, beginning around the time of this proposed event, to adopt a more terrestrial lifestyle. At this stage fencing off the pond will have little benefit to them if present as they will be hugely vulnerable to trampling anywhere up to four hundred metres distant.

With all the coverage in the press concerning the demise of amphibians world-wide, due to the spread of *Chytridia mycosis*, there may also be issues with biosecurity which should be investigated given that there is a pond onsite and that the first recorded outbreak of this deadly fungal disease in Britain was less than two miles south of the proposed venue. Kent Reptile and Amphibian Group may be able to recommend some measures of mitigation that could be put in place and I understand from them that fencing the pond as the organisers already intend would be one helpful step in achieving this.

Back in the late eighties I discovered that Ospreys, on passage to and from their breeding sites in Scotland, were using Stock Wood as a roost while stopping over for a few days to feed at both Bough Beech Reservoir, and Hever Castle Lake. I was at this time Assistant Warden at Bough Beech for Kent Wildlife Trust (then KTNC) and in conjunction with them and the then Richardson Trust I manufactured and erected two nesting platforms, barely a hundred yards from the potential site of the main stage, in an effort to encourage them to stay and breed. Sadly this did not come to fruition but while the timing of this event would be outside the times of passage, when migrating ospreys may well still be using Stock Wood, obviously the less disruption to the area the better in my view.

I was greatly alarmed at the meeting with the organisers at Markbeech Village Hall on 19th April to find that at that point they had never even heard of Lyme disease, especially as they are supposedly well experienced in organising similar events. Therefore, at that time, there was no intention of conducting any risk assessment of this debilitating and potentially fatal disease. This should be of huge concern, especially given the large deer population regularly visiting the site and the probability of children playing in the long grass there. There is also of course always the possible issue of Weill's disease in such situations.

With a public footpath/bridleway traversing the site and open cross country access along the whole boundary, security must be another major worry. In this age of social media and expensive tickets the event will inevitably become a focus for gate crashers. How can potentially large numbers of these uninvited guests possibly be excluded (certainly not by some flimsy, intermittently policed fence) not only from the site in question but from creating mischief around the locality in general?


Given all the press coverage of near disasters caused by the misuse of laser pens and a recent airstrike involving a drone at Heathrow, not to mention any in-house light shows I was somewhat comforted to be told by the organisers that all air traffic using Gatwick Airport would be rerouted to avoid the site for the whole duration of the event. This should fully address those hazards.

If all other problems can be successfully addressed there remains the matter of the noise, both day and night, for at least three days. This we are told by the organisers will not exceed 65 decibels (less after 11pm) at the range we live at and so long as we remain indoors with all of our windows closed (at the end of July?) and the TV on this should be tolerable for us. The prospect does not fill me with joy! I would remind those considering the issue of a license for this event that a statutory nuisance is defined in law as; 'more than an annoyance or irritation. It is a disturbance that interferes significantly with your right to enjoy your home'. This is something to which the residents of Hever and Markbeech are being subjected on a more and more regular basis.

As well as the proposed event, both in the weeks leading up to it and for another couple of weeks afterwards, we shall be plagued by the movement of heavy plant along our inadequate and already badly damaged lanes as the stages, trade stands and facilities are delivered, installed and then dismantled and removed. All of this we law abiding, tax paying, residents are expected to happily endure, not as a one off event but annually henceforth for the foreseeable future on an ever expanding scale.

Yours Faithfully

T R Mullender


Hever Kent
TN8 7LS

28th April 2016

Licensing Partnership
Council Offices
PO Box 182 Argyle Road
Sevenoaks
Kent
TN13 1GP

Application 16/00847

Premises License at Leppards Wilderness Farm Wilderness Lane Edenbridge Kent TN8 7LI.

Dear Sir / Madam

At the recent meeting to which local residents were invited by Hever Residents Association to hear a presentation by Lee Denny from Phizzwizzards Ltd (the applicant), a show of hands was called for, the outcome being 9-1 against the application (there were about 100 people in attendance). Unfortunately Mr Denny and his companion said nothing throughout to allay my concerns and indeed, only added to them, they are as follows.

Public safety

Having, over the past few years seen an escalation of events in the area, which have had a considerable impact on the district I would like to raise the point that this lane was used for one major event last year which caused the whole area to become totally gridlocked, with cars unable to access the allocated parking sites because the ground was so wet that they couldn't safely park without sinking in. This led to a serious backlog of traffic on to the main road caused by people using their sat navs/smart phones to find an alternative route causing other narrow lanes to become blocked. Tempers became a little fraught and this led to some frank exchanges of views.

The proposed entry and exit site is situated on a lane where there are pinch points. It is not wide enough for two cars to pass safely without pulling off the road. The entry gate from what was said would be about half way down just before a new culvert that Kent highways have just installed to resolve flooding issues, which have been a constant problem for some years because of the waterlogged nature of the site. The entrance gate has ditches on both sides and Mr Denny stated that this would be a single lane entrance, opening up to a four lane roadway within the site. He also said that along with the cars their coaches would use this entrance to drop festival goers arriving by train. This would be extremely difficult as there would not be enough turning space, causing a backlog of traffic onto the main road and beyond. The lane is used by horse riders, people walking, ever more abundant cyclists and people going about their daily business. Mr Denny appears to think that the lane is not a busy thoroughfare; I use the lane on a regular basis to and from work and often meet large vehicles and delivery vans going to and from local businesses as well as a substantial volume of car traffic.

Although Phizzwizzards say they are being very careful to try and keep the exact location a secret I should like to point out that following the meeting last week the Courier newspaper issued an article

stating the exact location of the site. In this day and age with social media it will not take long to becoming general knowledge. It would then be possible for people to put the exact location in to their sat navs and access the site from all directions, making their traffic plans useless. Another safety issue that is of concern is the fact that on the Sunday when people are leaving the site there is a strong possibility that after spending three days with very little sleep and having been drinking continuously over that period that their ability to drive safely will be in question, (especially on narrow roads unknown to them). I also have concerns regarding access for the emergency services on the days when most traffic movement is occurring. It already takes on average 30-40 minutes for them to get to us.

Public Nuisance

According to the applicant noise levels would be kept to the statutory levels by day and night, he did not however make it clear at what level it would be on site or the distance that the noise was measured to adhere to the statutory level. In fact he seemed unsure himself. He did however say that if we complained someone would come and measure levels OUTSIDE our properties, there was no reaction from Mr Denny when asked if those living nearest the site would have to keep their windows closed to avoid disturbance, bearing in mind that this will be the hottest time of the year. **I find it an intrusion of my public liberty and I believe I have the right to enjoy my property without duress.**

No one has taken into account those in the vicinity who work nights and would be arriving home just as the main stage is preparing to restart and they are preparing to get some rest. Working on the times given there will only be a 6hr slot on Friday am and a 4hr slot on Saturday and Sunday am set aside for respite from noise when the site is silent! Thus causing residents to suffer from lack of sleep and no respite from continual noise.

Although purported to be a green festival there will be upwards of 2000 cars and several buses moving to the site which will cause an increase in CO emissions affecting those in the area with breathing difficulties, especially if the traffic grinds to a halt as is very likely.

I would also like to say that there are several village events in the area that weekend one of which could suffer from the increased noise from the site. Chiddingstone Fete dance and fete are on that weekend, it is organised by the villagers and is the main fund raising event for some of our local organisations.

Public Disorder

Having spoken to some of the elderly residents who live alone in the surrounding area who are concerned about noise, increased traffic and their personal safety, they are extremely worried about people wandering onto their property and causing damage. This is leaving them feeling extremely vulnerable and is also a concern to many other residents.

This site is spread over a large distance and has a great many access points, which if you obtained a local map are quite obvious? It also has two footpaths running through the site which Mr Denny said would either be fenced off or rerouted. Surely to reroute requires permission even for a few days? I cannot see how they are going to secure the site as stated by Mr Denny, leaving it vulnerable to an invasion of uninvited guests.

I do not believe as stated by Mr Denny that the people attending this festival are nature lovers and want to spend time enjoying the countryside, having had access to Face book and twitter account and seen some of the comments concerning what the bulk of visitors are looking forward to!

I strongly object to this application.

Yours faithfully


M Mullender

Janet Lockie

From: John Adkins [REDACTED]
Sent: 29 April 2016 10:48
To: Licensing
Subject: LeeFest 16/00847
Attachments: Let of Objection JBA 29.4.16.pdf; HRA submission re 16.00847.pdf


Sirs

Please find attached my submission in respect of the above licence application.
I would be grateful if you could keep me informed of developments.

Kind regards

John Adkins

[REDACTED]



Nr Edenbridge
Kent
TN8 7LR

Tel 01342 850967

29 April 2016

To
Licensing Partnership,
P.O. Box 182,
Sevenoaks,
Kent TN13 1GP

Dear Sirs

Re Licensing Application 16/00847, LeeFest/Phizzwizzards/Wilderness Farm, Markbeece, Kent.

I object to this licence application on the basis of the promotion of all 4 of the licensing objectives:

1. Prevention of crime and disorder
2. Prevention of Public Nuisance
3. Public Safety
4. Protection of children from harm

I also attach a letter from Hever Residents Association which outlines procedural objections with which I concur. There is no Operational Schedule in the application and the Event Management Plan is extremely loose missing many details. Essentially it is not possible for local residents to assess the totality of the impact of this application without a much more detailed submission. The application should be thrown out.

Prevention of Public Nuisance/Public Safety

- **Traffic**

The level of traffic created will be a noticeable increase on that already suffered by householders. The problems are noise and danger as there are no pavements around here; horses, pedestrians, cyclists, cars, hgvs, farm vehicles all share the same space within a 60mph derestricted speed limit. There is no street lighting. At weekends we are inundated with cyclists and pelotons from London, Bromley, Sevenoaks, Tonbridge, Tunbridge Wells and the south-east using our picturesque lanes and there will be conflict.

The main entrance and exit for the public is to be on Wilderness lane (unmarked road) which is a single track road. This is used by cars, tractors with trailers, hgvs, horses etc. regularly and there is very little ability to pass vehicles travelling in the opposite direction. To send 1500 vehicles down that lane is ridiculous and will lead to chaos. This happened during the Hever Triathlon last September in an adjoining single track road, Pigdown Lane, when hundreds of competitors' cars were directed down it in one direction. Traffic came to a halt for long periods, householders could not enter nor leave their premises, deliveries could not be made etc.

All the roads around here are narrow and this volume of vehicles requires roaming traffic marshals on the roads to keep it flowing. This is the practice that will be adopted at the next Triathlon in September this year. Phizzwizzards have resisted introducing marshals on to the roads despite me suggesting it to them twice. Phizzwizzard's latest traffic management plan (V2) has no reference to marshals in the local area. They have made an offer of engaging with locals to consider the use of marshals but this has not been taken further by them at this time.

The land around here is heavy clay. Again, despite suggesting it to them, there has been no offer by Phizzwizzards to wash the roads after the event if mud is carried onto the highway by the 1500 vehicles leaving.

- **Noise**

The event management plan claims that Phizzwizzards will abide with guidelines. The 65 Db limits set in the guideline seem high. People moved to live in this location because it was relatively peaceful and quiet but noise travels for miles around here and many houses are within 0.6 miles of the 5 music stages. We all live under the flight path into Gatwick and typically suffer the equivalent noise level of 65Db every minute when a plane flies into the airport. I consider it unreasonable and annoying to myself and family to have 65Db continuously from early morning until 11:00 at night.

The noise will also be detrimental to local activities e.g. there are weddings planned for that weekend and a local fete in Chiddingstone that will all potentially suffer not just disturbance but commercial damage.

Whilst it is intended that the noise level at night will be reduced to 45db, with the intention that it is inaudible inside a dwelling, in practice at that time of year windows will be open and we have the prospect of three nights of disturbed sleep until 5am with the attendant health issues and the prospect of a village of half-asleep zombies.

Excessive noise upsets livestock of which there is much in the area. Many residents stable horses and there is a dairy herd in Markbeech approximately one mile from the site.

I have twice asked Phizzwizzards to conduct a noise demonstration at the site so that residents can determine the extent of intrusion into their daily lives, but this has been refused both times.

Public Safety and Order/Prevention of Crime and Disorder

We have had no satisfactory explanation of how the risk to the local area of illegal drugs, legal highs and undesirables that can be expected to accompany the festival goers is to be practically managed.

5000 people will be imposed on a community of 200 residents in Markbeech. There is a real concern for public safety. We have been told that the "LeeFesters" will remain in the venue but there is no guarantee of this. There are NO police in this area for 10 miles. In west Kent all police are allocated to managing rowdy people leaving pubs and clubs in Maidstone 25-30 miles away.

Public Safety

- **Environmental**

There are real concerns on the environmental condition of the site which is the result of allegations on the regular dumping of human sewage on the property from cesspits. I understand that the organisers are conducting a survey but I would want to be sure that the Council is confident that there is not a public health risk as this would overwhelm local facilities and resources in dealing with any consequences.

Protection of Children from Harm

Phizzwizzards promote LeeFest as a family event. Children will suffer sleep deprivation because the noisy events carry on until 5 am each day for 3 days. Also alcohol will be available throughout the 3 days on the site. Are there adequate security measures to protect children when there are 5000 people around them? There are no protective measures mentioned in the Event Management Plan.

Cumulative Impact

SDC has policies and strategies to promote arts, music, dancing, theatre, tourism and employment (licensing policy page 3). I argue that SDC has been very successful in this respect but has now done enough promotion. LeeFest will take us past saturation point and no employment will be created.

We have 3 castles (Hever, Chiddingstone and Penshurst Place) in the area which bring in many visitors all year round, many active art groups, a Triathlon each year, 2 point to points, a multitude of golf courses in the area, and a plague of cyclists each weekend. The proposed site has 4 active wedding venues on 4 sides. We suffer excessive littering and dumping of illegal waste in the hedgerows and the road surfaces have deteriorated greatly and are not maintained. Furthermore the event will be run entirely by volunteers and will not create any employment in the area.

Yours faithfully

John Adkins

Janet Lockie

From: louise.clerk@chiddingstone.org
Sent: 29 April 2016 13:53
To: Licensing; Nicola O'Shea
Cc: KCC - Clive Pearman; Paddy Cooke; Cllr Lake, Peter
Subject: 16/00847/LAPRE: Leppards Wilderness Farm: SE_03 - Cowden And Hever

I set out below Chiddingstone Parish Council's response to this licensing application.

At the Chiddingstone Parish Council meeting held on 20th April, members made the following resolution: "To write to SDC in opposition of the licence application made by Leefest for land at Leppards, Wilderness Farm, Hever on the grounds of (i) law and order; (ii) public safety; and (iii) public nuisance." Our detailed response is below. If you have any queries, please let me know.

Chiddingstone Parish Council considered the licence application that has been requested for the music and arts festival at Wilderness Farm in Hever Parish. The site of the festival is in Chiddingstone Parish.

The Parish Council was disappointed that the organisers had not sought to work with the council prior to this application. The council welcomed Lee Denny to brief them on plans to meet the licensing requirements and were grateful for his time. The festival plans are clearly a work in progress but it was the view of the Parish Council that the licensing criteria would not be met and that the council strongly opposes this licence application for the following reasons:

1. Law and order; there was a strong feeling that a level of criminality was inevitable and that would only increase if the festival got bigger.
2. Public safety; Councillors reflected the concerns of the organiser on the lack of environmental health survey. The council has considerable concerns about the site. Prior to any licence being granted the site should be subject to an environmental health survey, including tests for industrial waste as well as biological waste. We are concerned that there may also be an asbestos risk. Even a passing stroll through the site means that we would want to see evidence that it is safe for the public as I am sure SDC would as well.

Traffic safety is passed on predicted flow rates. Unfortunately there is no control of the flow of traffic - we could all think of multiple scenarios involving tractors and buses that would disrupt the flow rates and quickly become unsafe for other road users.

Lack of control of the perimeter and the footpath. Mr Denny assured us that it would be controlled but he was unable to give sufficient reassurance as to how it would work in practice.

3. Public nuisance. The Parish Council felt that one of the key features of an AONB landscape is its tranquillity. Average exposure to 65 db is not consistent with that landscape for residents or visitors to the area outside the festival. For Chiddingstone (Hever and Markbeech) being in the 50 to 60 db range will be a considerable public nuisance. Specifically, there will be considerable noise nuisance for the two weddings taking place in Chiddingstone during the festival.

Councillors felt it is inappropriate for SDC to grant a licence at this site when many other local businesses have noise restrictions placed on them to avoid this kind of nuisance. The council felt that businesses would be subject to huge damage to their reputation if a bride and her family's big day was, at relatively short notice, given an unwelcome soundtrack provided by Leefest. There are five wedding venues in the 50-60db band, two of which are in Chiddingstone.

During the proposed festival weekend, the Chiddingstone village dance and fete will be taking place; a license has been granted for these events for many years on the proposed weekend and the festival cannot

reasonably coexist with these events. Businesses in Chiddingstone rely on the tourist trade, it is a National Trust owned village and it would represent a considerable level of public nuisance to have the festival on one of the weekends when a good deal of traffic comes into the village for the events during peak season.

There is a strong feeling from residents which we have to reflect as a council that, and this has nothing to do with Leefest per se, we are already subject to a number of large licenced public events each year. In that context Leefest is just one event too far and is not beneficial enough to local people and businesses of the Parish to warrant the level of nuisance. There was a feeling that, rather than having grown organically in one place, the organisers, having outgrown their previous site, were now putting a cuckoo in the nest.

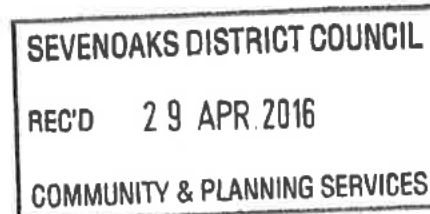
In short the Parish Council does not feel that Wilderness Farm is a safe environment. We felt that the traffic management plans were far too fragile to have any confidence that the public would be safe on the roads. There would be an unacceptable level of public nuisance caused by the event due to; the nature of the local landscape, the businesses that rely on its tranquillity and the events that are already scheduled in the area.

We hope that the District Council licensing team will support us in this view and refuse this application.

Kind regards,
Louise Kleinschmidt
Clerk - Chiddingstone Parish Council



Mrs J. Greenaway



Hever

Kent

TN8 7LT

Sevenoaks District Council

PO Box 182

Argyle Road

Sevenoaks

Kent

TN13 1GP

25th April 2016

Dear Sir or Madam

Ref: 16/00847

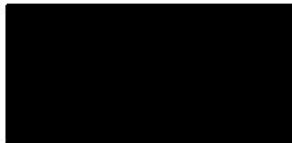
I write concerning the Neverland Event which I am informed may take place at Wilderness Farm, Wilderness Lane, Markbeece, TN8 7LP if the necessary licenses are granted, from 28th to 30th July inclusive.

I recently attended a meeting at the village hall where the question of noise was raised and although we were told it would be limited to sixty five decibels or less after 11pm at night this was measured indoors with the windows shut and is it entirely necessary for music to be played until 5.00am. Does this mean we will not be able to sit outside and enjoy our gardens for the duration? Is this either fair or legal? Please bear in mind it can be very hot and humid at that time of year.

Another problem is traffic. We suffer nightmares with the triathlon and Ironman down at Hever castle. The roads are jammed solid and we can't get out on those weekends. We get woken early in the mornings when they're going on and have cars just abandoned in our lane until it's all finished. The parking here is very restricted anyway so this makes things very difficult for us.

It used to be lovely and peaceful here but in recent years we have had more and more of these events thrust on us which are ruining the whole area. The people organising this festival say they have out grown the present venue where they've been holding it for nine years and I am very concerned about how this festival may grow in the future making things even more difficult for those of us living in the area, this concern was not addressed by the organisers at this meeting. I hope you will be taking these views into consideration before granting permission for this application.

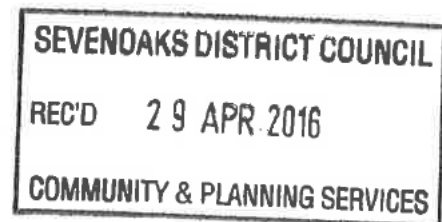
Yours Faithfully



Mrs J. Greenaway



Mr N.V. Greenaway



Janet Lockie

From: Licensing
Subject: FW: HEVER PARISH COUNCIL OBJECTION TO 16/00847/LAPRE

LICENSING PARTNERSHIP
29 APR 2016
SEVENOAKS DISTRICT COUNCIL

From: Charlotte Cole [mailto:clerk@hever.org]
Sent: 29 April 2016 12:35
To: Licensing; Nicola O'Shea
Subject: HEVER PARISH COUNCIL OBJECTION TO 16/00847/LAPRE

Ms. O'Shea,

I have just spoken with Ms. Boulton in your team, who has advised that I email the Hever Parish Council comments as there seems to be a problem with the online licensing comment application.

Please find below the comments related to the above application, on behalf of the Councillors of Hever Parish Council.

I have also received copies of comments made by the following residents, which I have not been able to view online and just wished to check that had been received please;

Mr and Mrs Gladstone,
JR Green,
Mrs. Boyle

TO SEVENOAKS LICENSING

I am submitting a representation on behalf of a representative body Hever Parish Council (HPC) .

Hever Parish Council (which represents Four Elms, Hever and Markbeech residents (1136 people and ~ 600 households)) have been contacted by a number of locals with opinions, two Councillors attended a public meeting on 19.04.16 to listen to the license applicants presentations and discussed at length both within the Council and with external agencies / parishes.

HPC wishes to request that the license application is **refused in its entirety** and our representation addresses the effect or potential effect of the proposed operation of the premises concerned on two of the four licensing objectives, the representation submitted is relevant and is neither repetitious, frivolous or vexatious.

- **Public safety**

1. Estimations from the organisers show maximum car flow at busiest time of 150 in an hour, with an expected 80% of attendees to arrive by car plus staff cars, totalling **1590** cars to enter and then exit the site. They also state that "there shouldn't be any queuing on public roads".

However, in view of the rural nature of the roads being;

- often winding
- with poor visibility
- without footpaths (therefore there cannot be a safe pedestrian route as stated)
- frequently used by walkers, cyclists, horse riders, farm vehicles and local traffic,

we believe that there is a significant risk to public safety with a dramatically increased flow of traffic and inevitable queuing on public roads. Realistically, access into and out of site is a real risk in addition to the congestion.

We believe that the flow of traffic would not be an evenly dispersed movement, but a huge peak at festival opening

time.

Shuttle bus access at local stations will be disproportionate to the small stations.

From local experience of other events, directional signs are ignored and people follow the sat-nav regardless which has caused significant problems in the area in the recent past, which has been discussed at length with Highways, KCC.

2. The information given by the organisers states that the nearest medical facility (Minor Injury Unit, Edenbridge) is 7 minutes away. It neglects to state that the capacity of this cottage hospital is minimal and opening hours are 08:30 - 18:30, so no overnight provision.

- **The prevention of public nuisance**

3. The organisers have stated "the sections of the estate used" will be professionally cleared up, however from local annual litter picking events, we know that a significant volume of litter is strewn along roads and paths which will be a blight to this area of Outstanding Natural Beauty and Green Belt.

4. The main concern (in addition to traffic flow) is the noise pollution concern;

regarding both daytime and the late music licence at night

the noise generated from inhabitants of 2250 tents, PA systems and loud hailers.

5. Noting that the total length of disruption (in order to set up, hold the event and then dismantle) as stated by the organisers will be the 11th July - 10th August, which is clearly significantly longer than the 3 day festival.

6. The sale of alcohol ("for consumption on and off the premises") until 05:00 hours will inevitably lead to some anti social behaviour locally.

We would question the statement that it is a "small scale" event, and noting that it is double the scale of previous events run, we would dispute that there is an actual positive value of such an disproportionately large event to the small local Community;

The organisers have confirmed that once people get into festival site, they don't tend to leave so there would be a negligible economic benefit to local businesses (pubs, Castle).

Public opinion that we are aware of, has demonstrated a large majority against the staging of this event for the above reasons and even with reduced length of licence into the night, people are still opposed in strong majority.

The Licensing Act 2003 stated that applicants "will be required to provide contextual information on issues such as the local area's social-demographic characteristics, specific local crime and disorder issues and an awareness of the local environment. Applicants are required to consider the needs and benefits of the community that their business operates within".

We do not feel this has been considered sufficiently or demonstrated in this application.

One of the new licensing systems objectives was " To provide necessary protections for local residents whose lives can be blighted by disturbance and anti-social behaviour associated with the behaviour of some people visiting places of entertainment".

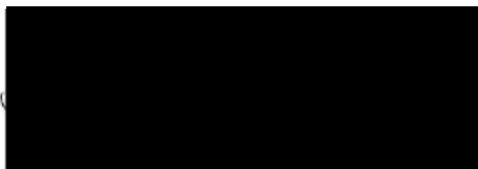
We are aware that objectors are more likely to be vocal in such situations than those who support or are neutral about the event. Anecdotal evidence collected by Councillors aside from the public meeting shows that opinion is more mixed although the primary concerns are as stated above and reassurance is sought which we are of course not able to give.



LICENSING ACT 2003 - GRANT / VARIATION / MINOR VARIATION / REVIEW, REPRESENTATION FORM

1 Any other person, body or business			
Name	MRS D. CLARK	Name and address of any representative acting for you	Jacqueline Adkins
Address	[REDACTED] MARK BEECH KENT		
Phone			
Email	N/A		
Name and address of the premises you are making a representation about		16/00847 LeeFest, Wilderness Farm, Markbeech.	
Your representation may be in opposition to, or in support of, the application. Your representation must be about the likely effect, if the application is granted (or subject to review), on the promotion of one or more of the four Licensing Objectives (see (A) - (D) below) with evidence if you have any available. Use separate sheets if necessary.			
(A) The prevention of crime and disorder	5000 people descending on a village of 200. It seems there will be a big risk to local property and residents if we do not have 24 hour police patrols for the 3 days.		
(B) Public safety	The roads are too narrow for the volume of traffic anticipated. Wilderness Lane is single track with 2 way traffic. There will be jams and lost tempers.		
(C) The prevention of public nuisance	NOISE music until 5am for 3 days is unacceptable. We have to put up with planes during the day, and now this??		
(D) The protection of children from harm	Alcohol will be served, music all night, risk of drugs - how can you keep children safe?		
Suggestions/conditions you would like the Licensing Authority or Licensing Sub-committee to consider adding to the licence if the application is granted.	24 hour police patrols necessary for 3 days. Do a noise demonstration before agreeing to a licence.		
If your representation is on a grant, variation or review application and it is accepted, you will be invited to attend a Licensing Sub-committee hearing (and any subsequent appeal court hearing) in order to amplify your representation should you wish to do so.			

Signed:



Dated:

29.4.16

HEVER RESIDENTS ASSOCIATION



Claire Perry
Licensing Partnership Manager
Sevenoaks District Council
Argyle Road,
Sevenoaks
Kent
TN13 1HG

29th April 2016

Dear Ms Perry

This objection is made on behalf of the Hever Residents Association (HRA) that is a long established (25yrs+) organisation seeking to "Preserve, protect and if possible improve the local environment"

Phizzwizzards Ltd has made an application for a premises licence for "Leefest" under reference 16/00847, a music and entertainment festival to be held at Leppards Wilderness Farm, Edenbridge. This is the first time that the festival has been proposed in this location, so the impacts are entirely untested on this community. The site comprises 43 hectares. The festival is proposed to take place from 28 – 31 July 2016.

The Application was initially made on 24/3/16.

This is a relevant representation to the application, comprising an objection to the application made on behalf of the Hever Residents' Association. This representation comprises the views of the majority of the members of the Residents' Association who have voted in support of making an objection. It consolidates the different views of a large number of people from the local community.

The objection is made on the basis of the promotion of all four of the licensing objectives:

- (i) Prevention of crime and disorder
- (ii) Prevention of public nuisance
- (iii) Public safety
- (iv) Protection of children from harm.

The representation is outlined in this document and will be amplified at the time of the hearing that is anticipated as a result of the considerable representation that is being made to the Council. The representation at hearing will take around thirty minutes to present in full. The key points of the relevant representation are that:

(a) the premises licence application is defective, particularly but not exclusively because there is no or no adequate Operating Schedule. The Operating Schedule has been demoted to an Events Management Plan, which is an aspirational document, full of deficiencies and holes (numerous matters are indicated as being TBC). The Events Management Plan as submitted is absent of sufficient objective data and information so is wholly incapable of being translated into proper conditions on a premises licence and should be rejected as an Operating Schedule. The application is too defective to be cured in the context of a licensing

HEVER RESIDENTS ASSOCIATION



hearing, and the process should be restarted and the submission of a proper Operating Schedule should be required.

(b) the anticipated impacts identified in the Events Management Plan are excessive for the community to tolerate and incapable of proper mitigation. As such, this application does not promote the licensing objectives. The application gives rise to risk of crime, disorder, public nuisance, threats to public safety and risks to children that did not previously exist and the application fails to promote the prevention of those risks. Applicants are not entitled to give rise to risks of impact – there is no balancing test in favour of the applicant, who is required to demonstrate prevention of risk. The Licensing Authority is entitled to refuse an application simply because it is appropriate to refuse it – necessity is not required. This lowers the bar to a refusal, which is justified once unmitigated risk is identified.

(c) the Application as made is incoherent, and could not lawfully be granted in the form applied for. The hours requested under the application are contradictory.

In the boxes indicating the 'start' and 'finish' times, the hours appear to extend continuously from 14:00 on Friday 28th July 2016 until 05:00 on Sunday 31st July 2016.

In the explanatory boxes requiring further detail, the hours sought are set out as:

29th July 00:00 to 03:00 and 09:00 to 23:59

30th July 00:00 to 05:00 and 09:00 to 23:59.

If the application seeks to suggest that the licence would not be effective between 03:00 / 05:00 and 09:00 then there is an argument that the conditions to be applied to the licence, including security, CCTV and so forth, would not be required during those hours, and this is unacceptable, since festival-goers would remain on site during these periods, and would require the protection and control of licensed hours and licence conditions.

If, on the other hand, the hours are expressed as being twenty-four hours, then there is nothing to stop licensable activities continuing at all times, and this requires careful control by way of conditions. It is noted in this regard that the premises are clearly stated to be open to the public 24 hours a day, during the festival period (box O).

It is not for the Licensing Authority, Responsible Authority or interested persons to write the Applicant's application for them. This application should be withdrawn until it can be submitted coherently.

HRA as the Objector will rely on the Secretary of State's s182 Guidance, including the following sections: 1.5; 1.16; 2.7; 2.15; 2.17; 2.21; 2.24; 8.30 – 8.40; 10.7; 10.18 – 10.19.

The particular areas of impact which have been identified on behalf of the Residents' Association are:

- The Events Management Plan is not capable of performing the role of the Operating Schedule. It cannot yield suitable conditions. Significant elements of the Plan are subdivided into other Appendices, such as Fire Risk Assessments; Crowd Management risk assessments and plans, and so on, which have yet to be written, because the contractors who are to be retained and responsible have not yet been retained, and so have not been commissioned to write them. This means that the Licensing Authority is being requested

HEVER RESIDENTS ASSOCIATION



to grant a premises licence, which will, of necessity, have no suitable conditions on it, because the requisite data and information is not yet available. Once the premises licence is granted there is far less incentive upon the organisers to comply with standards, because there will be no conditions requiring them to do so. The Applicant should be required to withdraw this application until such time as it is actually ready for submission.

- The Events Management Plan repeatedly delegates responsibility for various matters concerning public welfare and safety to the contractors (who are TBC). The Plan requires representatives from various contractors to remain on site in order to take that responsibility (3.3.10). This is an unacceptable attempted delegation and dilution of a premises licence holder's (PLH) responsibility and a Designated Premises Supervisor's (DPS) responsibility. It is no more acceptable in a festival premises licence to abdicate responsibility to a security company or a construction company or service provider than it would be for a pub or club, and this is not expected in a premises licence application. It would be impossible to translate this into a condition (ie: that the PLH or DPS was not responsible, but a contractor was).

Furthermore, in the absence of the identity of the contractors it is impossible to determine the competence, skill and experience of those who are charged with several fundamental roles in the efficient and safe execution of such a complex project. Therefore, in the absence of such appointments the Council does not have visibility of the terms of the contract between the applicant and the contractor to ensure that there is a confidence that the scope of the services required are sufficient, and that they will be carried out to adequate standards set out in that contract which can then be the subject of conditions for the purpose of licensing.

- The Plan indicates that it is intended that stewards and volunteers will be used on the site. There is no indication as to the training that is to be provided, particular surrounding licensing objectives; access to alcohol and drugs awareness. The use of untrained individuals in this role in these circumstances does not promote the licensing objectives. It is noted that (3.17) all contractors are to be "vetted" "before the show" and personnel are to be given site inductions on the day of the event. This is far too late and with insufficient detail on training to be given we have no confidence that the necessary skills will be present to meet the licensing objectives.

- P. 27. Licensing Objectives,

It is very clear from the way in which this section is phrased and set out that the Applicant does not have a sound understanding of what the licensing objectives under the Licensing Act 2003, as expounded by the Secretary of State's S.182 guidance actually are.

Prevention of Crime and Disorder

- **Insufficient security arrangements.**

The residents were informed that the Applicant will work with trusted security providers, but the Events Management Plan indicates that the contractor for security is "TBC" (to be confirmed). There is no proper indication of the security arrangements, and no suitable conditions have been offered. Security is a critical aspect of festival premises

HEVER RESIDENTS ASSOCIATION



licence control, and the failure to address this adequately seriously undermines any confidence that the premises licence application process has been approached competently or that the event will be conducted in a way which promotes the licensing objectives.

- **Alcohol**

The only indications within the Plan are that the sale of alcohol will “be managed in accordance with the Licensing Act 2003 and all mandatory conditions will be met”. This is a requirement of law, and need not even be separately mentioned – it is a given. It is not acceptable to leave the promotion of the licensing objectives to such broad brush pronouncements. Control of the supply of alcohol is insufficiently controlled in accordance with the terms of the Plan.

There are to be sub-contracted providers (concessions) of food and drink on site, and it is not clear whether this will include alcohol, and how the consequent risks concerning the control of supply of alcohol will be addressed.

- **Drugs.**

The Plan indicates that the organisers will provide welfare counsellors who will “offer information on the dangers of drug use and support to any drug users.” This is not considered to be a sufficiently robust attitude or approach to the issues of drug usage on site.

Prevention of Public Nuisance

- **Traffic and transport arrangements.**

The Events Management Plan calculates that 80% of the 4999 capacity will travel by car and a further 150 staff. There is only one proposed point of traffic access to the site. The application focuses disproportionately on parking arrangements. The application does not deal adequately with the inevitable impact of the expected 1440 cars, arriving on site over an intense period of time, on the surrounding road network which is not designed to cope with such an influx. The community has direct experience of impacts arising from traffic in similar circumstances in the past, and this application fails to address or mitigate this impact at all satisfactorily. This is a public nuisance impact. The application does not even recognise it as a public nuisance impact. There is no or no proper indication of marshalling; signage; filtering or any liaison with the authorities on this issue.

- **Noise.**

Some of the “nearest noise sensitive residential properties” are given as roads and lanes. There is no independent noise assessment at this stage, and no evidence of professional input into control of noise breakout from site, or potential impacts on the local community. The Plan indicates a proposal to conduct such tests “28 days before the event’. This is far too late, and would be after the grant of a premises licence, at which point all opportunity to impose suitable conditions would have been lost. The Plan proposes the conduct of an assessment but provides no confirmation that the results of the assessment would be implemented, so this is an entirely empty proposal. Certain types of noise can travel for miles, and the issue pertains to wave length and frequency which is more than just an issue of “volume”. The mitigating proposals are not based on suitable criteria, and are not robust or acceptable. The proposed “conditions’ specify

HEVER RESIDENTS ASSOCIATION



noise levels one metre from nominated facades, but give no indication as to how these are to be monitored or measured for compliance. The Plan indicates only one sound engineer to be employed with responsibility for ensuring compliance of the whole event. This is not possible. The proposed control of noise and music breakout is unacceptable and the licensing objective will not be promoted.

- **Litter**

Glass on site.

The Plan indicates that no glass will be allowed into the event but indicates that bar drinks receptacles are "TBC". It also indicates that attendees will not be allowed to leave the event with bottles, which indicates that they may well be provided with them on site.

- **Protection of children from harm.**

The ability of children to access alcohol at this event has been inadequately addressed and mitigated. The application acknowledges only the potential impact of films, but proposes no adequate conditions to ensure the protection of children. The application entirely fails to reference the proposed entertainment of Burlesque, which is promoted on the events posters. The application has paid insufficient attention to the protection of children who are specifically welcomed and expected at this event which is billed as a 'family event'. It is noted in this regard that the event-goers are expected to remain on site throughout the event in a campsite and that availability of alcohol, on one interpretation of the application, will be twenty –four hour as well. The protection proposals (eg: wristbands) are incoherent and insufficient.

We have particular concern in terms of the welfare of children on site as a result of noise both in terms of its level and its duration through the night. We are aware that continuous exposure to noise is damaging to health particularly in the young and under the plans set out there can be little expectation that those children on site will get much sleep of any quality over the duration of the 3 days of the "festival"

- **Public Safety.**

Events Management Plan

1.6.2 – Security and crowd management

- Medical and first aid
- Noise control
- Toilets showers water plumbing
- Power
- Sound
- Lighting

- All indicated as being "TBC".

This is not acceptable at the stage of an application for a premises licence.

The only factor which the Applicant is sure about is the provider for the bars and alcohol – which will be the Applicant.

HEVER RESIDENTS ASSOCIATION



The only confirmations at this stage regarding security relate to the mandatory conditions. The applicant has no choice about that.

Section 3: The Event capacity is to be based on:

“Desired audience density. +. 2014 festival figures. + available space”.

Apparently capacity is not based on security availability; access/traffic capacity; safety; evacuation capabilities and so forth, which have not yet been assessed, because the contractors who will provide the risk assessments have not yet been retained. The only other factor mentioned is a fire risk assessment which has not yet been conducted - paragraph 3.5. This lack of coherence is clearly unacceptable

- There is no indication that the required and expected liaison with the Responsible Authorities has already taken place, and, indeed there are indications in the Events Management Plan that it has not (eg: 3.7.2). This is contrary to national and local guidance.
- Safety. P. 24

A “red major incident” is defined as:

‘involving treatment and rescue of a large number of severe casualties requiring a joint response from two or more of the emergency services....to cater for the threat of death, serious injury or homelessness of a large number of people.’

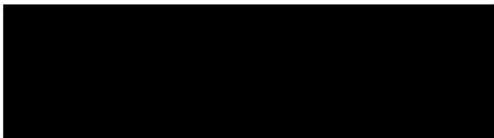
The response protocol states:

“If the situation can be resolved and the event can continue, control will be transferred back to the production manager.’

An organiser who could contemplate the possibility of continuing an event after the incidence of a ‘red major incident’ as defined above is not fit to hold a premises licence.

This representation has been expanded to provide a clear understanding of the general areas of concern for the Hever Residents’ Association and an opportunity for preparation. It is in no way intended to be exhaustive, and the Objector reserves the right to expand upon any point relating to any of the four licensing objectives as appropriate at the time of the hearing.

Yours Sincerely



Adrian Maurice
Chairman
Hever Residents Association

28th April 2016

HEVER RESIDENTS ASSOCIATION



Claire Perry
Licensing Partnership Manager
Sevenoaks District Council
Argyle Road,
Sevenoaks
Kent
TN13 1HG

29th April 2016

Dear Ms Perry

This objection is made on behalf of the Hever Residents Association (HRA) that is a long established (25yrs+) organisation seeking to "Preserve, protect and if possible improve the local environment"

Phizzwizzards Ltd has made an application for a premises licence for "Leefest" under reference 16/00847, a music and entertainment festival to be held at Leppards Wilderness Farm, Edenbridge. This is the first time that the festival has been proposed in this location, so the impacts are entirely untested on this community. The site comprises 43 hectares. The festival is proposed to take place from 28 – 31 July 2016.

The Application was initially made on 24/3/16.

This is a relevant representation to the application, comprising an objection to the application made on behalf of the Hever Residents' Association. This representation comprises the views of the majority of the members of the Residents' Association who have voted in support of making an objection. It consolidates the different views of a large number of people from the local community.

The objection is made on the basis of the promotion of all four of the licensing objectives:

- (i) Prevention of crime and disorder
- (ii) Prevention of public nuisance
- (iii) Public safety
- (iv) Protection of children from harm.

The representation is outlined in this document and will be amplified at the time of the hearing that is anticipated as a result of the considerable representation that is being made to the Council. The representation at hearing will take around thirty minutes to present in full. The key points of the relevant representation are that:

(a) the premises licence application is defective, particularly but not exclusively because there is no or no adequate Operating Schedule. The Operating Schedule has been demoted to an Events Management Plan, which is an aspirational document, full of deficiencies and holes (numerous matters are indicated as being TBC). The Events Management Plan as submitted is absent of sufficient objective data and information so is wholly incapable of being translated into proper conditions on a premises licence and should be rejected as an Operating Schedule. The application is too defective to be cured in the context of a licensing

HEVER RESIDENTS ASSOCIATION



hearing, and the process should be restarted and the submission of a proper Operating Schedule should be required.

(b) the anticipated impacts identified in the Events Management Plan are excessive for the community to tolerate and incapable of proper mitigation. As such, this application does not promote the licensing objectives. The application gives rise to risk of crime, disorder, public nuisance, threats to public safety and risks to children that did not previously exist and the application fails to promote the prevention of those risks. Applicants are not entitled to give rise to risks of impact – there is no balancing test in favour of the applicant, who is required to demonstrate prevention of risk. The Licensing Authority is entitled to refuse an application simply because it is appropriate to refuse it – necessity is not required. This lowers the bar to a refusal, which is justified once unmitigated risk is identified.

(c) the Application as made is incoherent, and could not lawfully be granted in the form applied for. The hours requested under the application are contradictory.

In the boxes indicating the 'start' and 'finish' times, the hours appear to extend continuously from 14:00 on Friday 28th July 2016 until 05:00 on Sunday 31st July 2016.

In the explanatory boxes requiring further detail, the hours sought are set out as:

29th July 00:00 to 03:00 and 09:00 to 23:59

30th July 00:00 to 05:00 and 09:00 to 23:59.

If the application seeks to suggest that the licence would not be effective between 03:00 / 05:00 and 09:00 then there is an argument that the conditions to be applied to the licence, including security, CCTV and so forth, would not be required during those hours, and this is unacceptable, since festival-goers would remain on site during these periods, and would require the protection and control of licensed hours and licence conditions.

If, on the other hand, the hours are expressed as being twenty-four hours, then there is nothing to stop licensable activities continuing at all times, and this requires careful control by way of conditions. It is noted in this regard that the premises are clearly stated to be open to the public 24 hours a day, during the festival period (box O).

It is not for the Licensing Authority, Responsible Authority or interested persons to write the Applicant's application for them. This application should be withdrawn until it can be submitted coherently.

HRA as the Objector will rely on the Secretary of State's s182 Guidance, including the following sections: 1.5; 1:16; 2.7; 2.15; 2.17; 2.21; 2.24; 8.30 – 8.40; 10.7; 10.18 – 10.19.

The particular areas of impact which have been identified on behalf of the Residents' Association are:

- The Events Management Plan is not capable of performing the role of the Operating Schedule. It cannot yield suitable conditions. Significant elements of the Plan are subdivided into other Appendices, such as Fire Risk Assessments; Crowd Management risk assessments and plans, and so on, which have yet to be written, because the contractors who are to be retained and responsible have not yet been retained, and so have not been commissioned to write them. This means that the Licensing Authority is being requested

HEVER RESIDENTS ASSOCIATION



to grant a premises licence, which will, of necessity, have no suitable conditions on it, because the requisite data and information is not yet available. Once the premises licence is granted there is far less incentive upon the organisers to comply with standards, because there will be no conditions requiring them to do so. The Applicant should be required to withdraw this application until such time as it is actually ready for submission.

- The Events Management Plan repeatedly delegates responsibility for various matters concerning public welfare and safety to the contractors (who are TBC). The Plan requires representatives from various contractors to remain on site in order to take that responsibility (3.3.10). This is an unacceptable attempted delegation and dilution of a premises licence holder's (PLH) responsibility and a Designated Premises Supervisor's (DPS) responsibility. It is no more acceptable in a festival premises licence to abdicate responsibility to a security company or a construction company or service provider than it would be for a pub or club, and this is not expected in a premises licence application. It would be impossible to translate this into a condition (ie: that the PLH or DPS was not responsible, but a contractor was).

Furthermore, in the absence of the identity of the contractors it is impossible to determine the competence, skill and experience of those who are charged with several fundamental roles in the efficient and safe execution of such a complex project. Therefore, in the absence of such appointments the Council does not have visibility of the terms of the contract between the applicant and the contractor to ensure that there is a confidence that the scope of the services required are sufficient, and that they will be carried out to adequate standards set out in that contract which can then be the subject of conditions for the purpose of licensing.

- The Plan indicates that it is intended that stewards and volunteers will be used on the site. There is no indication as to the training that is to be provided, particular surrounding licensing objectives; access to alcohol and drugs awareness. The use of untrained individuals in this role in these circumstances does not promote the licensing objectives. It is noted that (3.17) all contractors are to be "vetted" "before the show" and personnel are to be given site inductions on the day of the event. This is far too late and with insufficient detail on training to be given we have no confidence that the necessary skills will be present to meet the licensing objectives.

- P. 27. Licensing Objectives,

It is very clear from the way in which this section is phrased and set out that the Applicant does not have a sound understanding of what the licensing objectives under the Licensing Act 2003, as expounded by the Secretary of State's S.182 guidance actually are.

Prevention of Crime and Disorder

- **Insufficient security arrangements.**

The residents were informed that the Applicant will work with trusted security providers, but the Events Management Plan indicates that the contractor for security is "TBC" (to be confirmed). There is no proper indication of the security arrangements, and no suitable conditions have been offered. Security is a critical aspect of festival premises

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licence control, and the failure to address this adequately seriously undermines any confidence that the premises licence application process has been approached competently or that the event will be conducted in a way which promotes the licensing objectives.

- **Alcohol**

The only indications within the Plan are that the sale of alcohol will “be managed in accordance with the Licensing Act 2003 and all mandatory conditions will be met”. This is a requirement of law, and need not even be separately mentioned – it is a given. It is not acceptable to leave the promotion of the licensing objectives to such broad brush pronouncements. Control of the supply of alcohol is insufficiently controlled in accordance with the terms of the Plan.

There are to be sub-contracted providers (concessions) of food and drink on site, and it is not clear whether this will include alcohol, and how the consequent risks concerning the control of supply of alcohol will be addressed.

- **Drugs.**

The Plan indicates that the organisers will provide welfare counsellors who will “offer information on the dangers of drug use and support to any drug users.” This is not considered to be a sufficiently robust attitude or approach to the issues of drug usage on site.

Prevention of Public Nuisance

- **Traffic and transport arrangements.**

The Events Management Plan calculates that 80% of the 4999 capacity will travel by car and a further 150 staff. There is only one proposed point of traffic access to the site. The application focuses disproportionately on parking arrangements. The application does not deal adequately with the inevitable impact of the expected 1440 cars, arriving on site over an intense period of time, on the surrounding road network which is not designed to cope with such an influx. The community has direct experience of impacts arising from traffic in similar circumstances in the past, and this application fails to address or mitigate this impact at all satisfactorily. This is a public nuisance impact. The application does not even recognise it as a public nuisance impact. There is no or no proper indication of marshalling; signage; filtering or any liaison with the authorities on this issue.

- **Noise.**

Some of the “nearest noise sensitive residential properties” are given as roads and lanes. There is no independent noise assessment at this stage, and no evidence of professional input into control of noise breakout from site, or potential impacts on the local community. The Plan indicates a proposal to conduct such tests “28 days before the event’. This is far too late, and would be after the grant of a premises licence, at which point all opportunity to impose suitable conditions would have been lost. The Plan proposes the conduct of an assessment but provides no confirmation that the results of the assessment would be implemented, so this is an entirely empty proposal. Certain types of noise can travel for miles, and the issue pertains to wave length and frequency which is more than just an issue of “volume”. The mitigating proposals are not based on suitable criteria, and are not robust or acceptable. The proposed “conditions’ specify

HEVER RESIDENTS ASSOCIATION



noise levels one metre from nominated facades, but give no indication as to how these are to be monitored or measured for compliance. The Plan indicates only one sound engineer to be employed with responsibility for ensuring compliance of the whole event. This is not possible. The proposed control of noise and music breakout is unacceptable and the licensing objective will not be promoted.

- **Litter**

Glass on site.

The Plan indicates that no glass will be allowed into the event but indicates that bar drinks receptacles are "TBC". It also indicates that attendees will not be allowed to leave the event with bottles, which indicates that they may well be provided with them on site.

- **Protection of children from harm.**

The ability of children to access alcohol at this event has been inadequately addressed and mitigated. The application acknowledges only the potential impact of films, but proposes no adequate conditions to ensure the protection of children. The application entirely fails to reference the proposed entertainment of Burlesque, which is promoted on the events posters. The application has paid insufficient attention to the protection of children who are specifically welcomed and expected at this event which is billed as a 'family event'. It is noted in this regard that the event-goers are expected to remain on site throughout the event in a campsite and that availability of alcohol, on one interpretation of the application, will be twenty –four hour as well. The protection proposals (eg: wristbands) are incoherent and insufficient.

We have particular concern in terms of the welfare of children on site as a result of noise both in terms of its level and its duration through the night. We are aware that continuous exposure to noise is damaging to health particularly in the young and under the plans set out there can be little expectation that those children on site will get much sleep of any quality over the duration of the 3 days of the "festival"

- **Public Safety.**

Events Management Plan

1.6.2 – Security and crowd management

Medical and first aid

Noise control

Toilets showers water plumbing

Power

Sound

Lighting

- All indicated as being "TBC".

This is not acceptable at the stage of an application for a premises licence.

The only factor which the Applicant is sure about is the provider for the bars and alcohol – which will be the Applicant.

HEVER RESIDENTS ASSOCIATION



The only confirmations at this stage regarding security relate to the mandatory conditions. The applicant has no choice about that.

Section 3: The Event capacity is to be based on:

“Desired audience density. +. 2014 festival figures. + available space”.

Apparently capacity is not based on security availability; access/traffic capacity; safety; evacuation capabilities and so forth, which have not yet been assessed, because the contractors who will provide the risk assessments have not yet been retained. The only other factor mentioned is a fire risk assessment which has not yet been conducted - paragraph 3.5. This lack of coherence is clearly unacceptable

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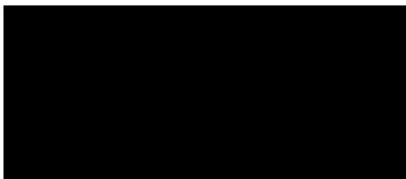
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This representation has been expanded to provide a clear understanding of the general areas of concern for the Hever Residents’ Association and an opportunity for preparation. It is in no way intended to be exhaustive, and the Objector reserves the right to expand upon any point relating to any of the four licensing objectives as appropriate at the time of the hearing.

Yours Sincerely



Adrian Maurice
Chairman
Hever Residents Association
The Oaks
Uckfield Lane
Hever, TN8 7LJ



Janet Lockie

From: Adrian Maurice <[REDACTED]>
Sent: 29 April 2016 10:08
To: Licensing
Cc: [REDACTED]
Subject: Licence Application ref. 16/00847 Phizzwizzards Ltd
Attachments: HRA submission re 16.00847.pdf

For the Attention of Claire Perry,

Please find attached a submission on behalf of Hever Residents Association in respect of the above licence application.

I would be grateful if you could keep me and my fellow committee members (who are copied in on this email) informed of developments so that we might make the necessary arrangements to address the expected meeting to further expand on the opposition that we have expressed.

Your sincerely

Adrian Maurice
Chairman
Hever Residents Association

Janet Lockie

From: publicaccess@sevenoaks.gov.uk
Sent: 29 April 2016 14:38
To: Licensing
Subject: Comments for Licensing Application 16/00847/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:37 PM on 29 Apr 2016 from Miss Kate Pritchard.

Application Summary

Address: Wilderness Farm Wilderness Lane Hever Kent TN8 7LP
Proposal: Premises Licence
Case Officer: Jessica Bolton
[Click for further information](#)

Customer Details

Name: Miss Kate Pritchard
Email: [REDACTED]
Address: [REDACTED] Chiddingstone Hoath, Kent
TN8 7BP

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Licensing Application
Reasons for comment:

- Crime Objections
- Noise Disturbance
- Opening Hours
- Parking
- Protection of Children from Harm
- Safety of Premises
- Traffic

Comments: 2:37 PM on 29 Apr 2016 My property (and grazing livestock) is less than 500 meters away from the proposed venue and I object to the application for a number of reasons:
In order to avoid the tremendous noise and nuisance of a 5000 people festival for 3 days I would go away if I weren't so worried for our outdoor (and indoor) animals and property. A public footpath runs from through my land directly into the proposed site (and a very short walk directly to the local pub) and I don't feel comfortable that the perimeter can be adequately secure and policed to avoid invasion in our garden.
I don't believe that our road infrastructure can cope with the two week build up or the 3 day event. The local roads, once pedestrians, potholes, horses, etc are taken into account are single lane. With the additional traffic during the 3 day event gridlock for the surrounding

villages is inevitable.

Putting concerns for my young baby, grazing animals and property aside, I would suggest that an Area of Outstanding Natural Beauty is a wholly inappropriate location for such an event. We are desperately fortunate to be living in such a beautiful area and I believe that we have a responsibility to care for and look after our land and ancient woodland. The environmental impact could be devastating so I strongly object to this application.

LICENSING PARTNERSHIP
29 APR 2016 KH
SEVENOAKS DISTRICT COUNCIL

SBF

Donna Thorne

From: publicaccess@sevenoaks.gov.uk
Sent: 03 May 2016 09:50
To: Licensing
Subject: Comments for Licensing Application 16/00847/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:50 AM on 03 May 2016 from Miss Kate Pritchard.

Application Summary

Address: Wilderness Farm Wilderness Lane Hever Kent TN8 7LP

Proposal: Premises Licence

Case Officer: Jessica Bolton

[Click for further information](#)

Customer Details

Name: Miss Kate Pritchard

Email: [REDACTED]
Address: [REDACTED] Chiddingstone Hoath, Kent
TN8 7BP

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Licensing Application
Reasons for comment:
- Crime Objections
- Noise Disturbance
- Opening Hours
- Parking
- Protection of Children from Harm

- Safety of Premises
- Traffic

Comments:

9:50 AM on 03 May 2016 My property (and grazing livestock) is less than 500 meters away from the proposed venue and I object to the application for a number of reasons:

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Janet Lockie

From: publicaccess@sevenoaks.gov.uk
Sent: 29 April 2016 20:30
To: Licensing
Subject: Comments for Licensing Application 16/00847/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:30 PM on 29 Apr 2016 from Mr Ben Campbell-Johnston.

Application Summary

Address: Wilderness Farm Wilderness Lane Hever Kent TN8 7LP
Proposal: Premises Licence
Case Officer: Jessica Bolton
[Click for further information](#)

Customer Details

Name: Mr Ben Campbell-Johnston
Email: [REDACTED]
Address: [REDACTED] Chiddingstone Hoath, Kent
TN8 7BP

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Licensing Application
Reasons for comment:
- Crime Objections
- Noise Disturbance
- Opening Hours
- Parking
- Protection of Children from Harm
- Safety of Premises
- Traffic
Comments: 8:30 PM on 29 Apr 2016 Law and order; a level of criminality is inevitable and that would only increase if the festival gets bigger.
Public safety; concerns on the lack of environmental health survey. I would want to see evidence that it is safe for the public.
Traffic safety: scenarios involving tractors and buses that would disrupt the flow rates and quickly become unsafe for other road users.
Lack of control of the perimeter and the footpath.
Public nuisance: one of the key features of an AONB landscape is its tranquillity. Average exposure to 65 db is not consistent with that landscape for residents or visitors to the area outside the festival. For Chiddingstone (Hever and Markbeece) being in the 50 to 60 db range will be a considerable public nuisance.
Environmental concerns: very concerned for the habitat

of local fauna and flora on the land and surrounding properties

Janet Lockie

From: A Ditzel <director@chiddingstonecastle.org.uk>
Sent: 30 April 2016 10:24
To: Licensing
Subject: Representation regarding Leefest & The Neverland 28 - 30 July 2016 Licensing Application ref. 16/00847

Importance: High

To whom it may concern – reference Licensing Application ref. 16/00847

In my position as Director of Chiddingstone Castle I am writing to make a representation against the above-referenced proposed music festival 'Leefest & The Neverland' in Mark Beech, near Edenbridge on 28th to 30th July 2016.

I am relating my objection to the following licensing objectives: Prevention of crime and disorder; Promoting of public safety, Prevention of public nuisance and Protection of children from harm.

1. Prevention of crime and disorder

With the proposal being to bring almost 5000 people into this peaceful, rural area for one long weekend (most of whom will not have visited the area previously) it is anticipated by local residents, farms and businesses that incidents of theft, littering the highway and fly-tipping will increase over the weekend and subsequently. As you are aware, fly-tipping is a huge problem already in this area, especially once people have discovered these quiet, unpoliced lanes. Theft from rural farms and businesses is already on the increase and, again, new knowledge of properties along these tiny lanes will only serve to increase the possibilities for crime in the future. Chiddingstone Castle is a Fully Accredited Museum with artefacts of national and global importance, the safety of which will be extremely compromised if the proposed festival is to take place.

2. Promoting of public safety

The proposal to bring in over 1700 cars into this quiet area and along tiny lanes will cause increased danger to those using the lanes and increase traffic to a dangerous level. Apart from drivers of cars, farm vehicles and machinery, current road users include walkers (children especially), cyclists (including children) and horse riders - there is a livery stables less than half a mile from the site where a number of adults and children keep their horses and ponies, and have chosen this location specifically because the lanes are quiet and relatively traffic-free. Chiddingstone Castle is a registered charity that receives no public funding – our visitors provide the income that keeps the house and museum open for the nation to enjoy; to have this level of traffic along one of the two roads that our visitors use to access the Castle, would be compromising their safety to an extremely high level. The majority of the visitors to the festival are expected to be travelling from urban areas such as London or Brighton – they will not be used to driving along lanes as small as this and will not be aware of the danger to children, wildlife etc that can be caused by excessive speed on such narrow lanes.

3. Prevention of public nuisance

I note from the Licensing Application that the length of time that music/amplified sound will take place on the site is virtually non-stop from Thursday afternoon until Sunday morning. This level of noise (65 dB for the major proportion of the time) will be a nuisance to all members of the public who live close to the site and those who will be visiting the area. During the course of the weekend, we have two civil wedding ceremonies taking place at the Castle in our Victorian Orangery in the grounds. The Orangery lies approximately half a mile from the proposed site and the noise will create a huge disturbance and much distress to the bride and groom and their families – who will have planned for this day for well over a year. The Castle's own licensing restrictions restrict us from having amplified sound at the Orangery after 8pm (a rule to which we adhere strictly to ensure we do not cause a public nuisance or distress to our neighbours). It will be a disaster if these poor families are subjected to a level of noise in the middle of the day that prevents them from enjoying their most special moment of the most important day of their lives. As an existing license holder, I am surprised that no consideration has been given to the Castle as to the

possible damaging effects of this proposed license to another business within the Sevenoaks area that has held a license for many years – this is most definitely a case of creating a nuisance that will affect very many members of the public. Finally on this point I would add that, as this area has been officially designated as an Area of Outstanding Natural Beauty (AONB) – one of the requirements of an AONB being to offer tranquility to visitors – the relentless noise at this festival would surely fly directly in the face of that requirement. Even if the site itself is not within an AONB, then with this level of noise over many days, the tranquillity will still not be able to be enjoyed within the nearby AONB designated area.

4. Prevention of children from harm

As with my objection at point 2 above (promoting of public safety) – the vastly increased traffic that will use the small lanes around the site (and particularly Wilderness Lane (aka Lockskinners Road) where the entrance and exit are proposed) will undoubtedly cause harm to all the children that live locally and visit the area – whether walking, on their bicycles or on their ponies.

Please could you kindly confirm receipt of this email. I look forward to hearing your response to my representation.

With kind regards.

Yours,

[Redacted signature]

*Director
Chiddingstone Castle
01892 872746*

Join us for our inaugural Chiddingstone Castle Literary Festival over the Bank Holiday Weekend, 1st to 3rd May 2016

www.chiddingstonecastle.org.uk
www.facebook.com/ChiddingstoneCastle
www.twitter.com/Chidd.Castle



CHIDDINGSTONE CASTLE
BEST WEDDING VENUE
HIGHLY COMMENDED

Kerry Holloway

From: christine johnson [REDACTED]
Sent: 01 May 2016 14:19
To: Licensing
Subject: leefest festival at wilderness farm re.16/00847/

I am against this event going ahead because of the impact on the local community. .The narrow lanes around the farm will put the public at great risk with the proposed amount of cars and people attending the event . Why should the local residences be subjected to the noise and nuisance for days on end. I do not believe the organisers can guarantee the protection of children from harm with so much alcohol on site.This is an area of outstanding natural beauty the council should do it can to protect .it.

Peter Johnson [REDACTED]

[REDACTED] Hever.



Hever Festival Productions Ltd

Hever Castle, Edenbridge, Kent. TN8 7NG

Telephone: 01732 866114 E: theatre@heverfestival.co.uk

Licensing Partnership
PO Box 182
Sevenoaks
Kent
TN131GP

1 May 2016

Dear Sir/Madam,

RE: Leefest and the Neverland 28 – 30 July 2016

I am writing to make a representation in opposition to the application for a license to hold the above Festival at Wilderness Farm on 28 – 30 July this year. I do so with respect to Part C of the four Licensing Objectives you list on your representation form; on the grounds of The Prevention of Public Nuisance.

I run the open air theatre located in the grounds of Hever Castle, which has been operating for 34 years staging open air entertainments. From 28 – 30 July we have a play being performed for which we have already sold in excess of 750 tickets, a number we expect to double by the time the play is performed in July. The actors in the production are not amplified.

The public have bought tickets for this play (and the others we stage during the summer) in good faith that the Theatre will present to them a performance of good quality that they will be able to see clearly and hear without disturbance. Being in the 50 – 60 decibel range for the music being played by Leefest and the Neverland means that there is a high probability that our audience, some 1500+ members of the general public will not be able to hear the play adequately and their evening will be spoilt/ruined. This represents a significant nuisance to public attending the show, the performers and crew who have spent months rehearsing to present the play and the Theatre organisers who work all year to put on a festival for the local and visiting public to our district. The number of people directly affected will be nearing 2000.

The noise information from the Leefest organisers indicates that the loudest noise levels would be in operation until 11pm, and on all three days that the play is being performed from Thursday 28th- Saturday 30th July. The play is presented from 8pm – 10.15pm on each evening with an additional matinee on the afternoon of the 29th July. Hence all performances, and all members of the public attending would be affected.

I also have serious concerns over the traffic flow during this period, which I raise with respect to Points B and C of your Licensing Objectives. The roads are already busy at this time of year with traffic to Hever Castle, other local tourist attractions and summer weddings; and over the dates proposed for Leefest, the Theatre will be attracting an additional 400+ people to each performance. Consideration must be given to the size of the roads accessing our locality and the type of traffic using it, for example tourists, visiting families and farm traffic. I understand 5000 ticket holders would be attending Wilderness Farm, and of course many more may well turn up, so I suggest that there will at best be a considerable Public Nuisance to those living and working in the immediate areas of Hever, Chiddingstone, and Mark Beech (Licensing Objective C), and at worst a Public Safety issue related to the excessive traffic over these three days (Licensing Objective B).

The Summer Arts Festival at Hever Castle has been running through the same months of July and August for nearly 4 decades. We plan and invest in the shows in good faith that there would not be a significant threat to their successful implementation permitted in the local area and hence nuisance caused to our audience, members of the local and visiting public.

I would be grateful if you could acknowledge safe receipt of my representation,

Yours faithfully,

Mrs A Skinner

Festival Director




1st May 2016

Reference Phizzwizzards Ltd application 16/00847

Dear Ms. Perry

We would like to register our objections to the application for a premises license for "Leefest". Having read the information provided by the organizers of this event we feel that there is a very real chance that this type and size of event, which will be staged on what is currently a farm and woodland location in an area of outstanding natural beauty, could and would be extremely dangerous and damaging to persons, property and the natural environment.

The document provided by the organizers appears to be extensive in weight but very lacking in key content and is more generic than site specific leaning heavily on general industry standards such as noise levels and traffic flow, but does not focus on area specific needs and requirements. Furthermore, the document barely any of the contractors or vendors and given the short time now before the event is planned to take place, this is of major concern as we have no indication of how professional they are. As local residents, we are opposing the event with good and clear justification as from the documents submitted by the organizers, it is obvious they did not carry out a good survey and have taken little regards for the location or the residents of the area in terms of the danger and damage they will bring and have focused on the upfront sale of tickets and a naive and amateurish approach with regards to the real issues.

With regards to the four main areas you will be considering and to which we can raise objection we would make the following comments:

Prevention of Public Nuisance

We feel that there are a number of areas where public nuisance will be an issue.

- Noise will be a major issue given that this takes place during the summer when many residents will have their windows open and the key points are as follows:
 - Two of the days are working days
 - The duration of the music – at least 18hrs per day
 - The combined noise from multiple stages

- The traffic situation will be a very serious problem as the main connecting roads leading to the entrance into the site are very narrow and most are single track without passing spaces. The more main roads although able to cope with traffic in each direction are still narrow and unable

to cope with two larger vehicles. The key areas which seem to have been overlooked by the organizers are as follows:

- Narrow lanes without passing spaces or areas to stop in the event of an accident or breakdown with recovery being almost impossible.
- Limited access for large vehicles particularly during the build-up and breakdown which will extend the danger from the 4 days the actual event will be open for to nearly 4 weeks. As the lanes are narrow large vehicles often have no option other than to use the verges which not only damages these but also leaves them dangerous for other vehicles, pedestrians and horses.
- The lanes are used as commuter routes during the mornings and evenings particularly from Monday to Friday but also on Saturday and this would further swell the already congested roads.
- The timing coincides with high activity on local farms where crops will be being harvested and essential large vehicles will be in use on the narrow lanes often late into the night.
- None of the lanes have pavements so any pedestrians will be at great risk due to the additional traffic. This is made even worse as this will be the holiday period so local Children will be using them on a regular basis.
- Some less able residents use mobility scooters on the country lanes as their only method of getting out and they will be at risk.
- The summer, and in particular June to September, is a very busy time for visiting tourists who attend the well managed and long established Hever Castle, Chiddingstone Castle, Penshurst Place, Chartwell and Chiddingstone village all of which employ local residents. These established attractions have large numbers of visitors most of whom will travel by road either in cars or coaches meaning the roads are already often congested and sometimes dangerous.
- The country lanes are regularly used by cyclists particularly on Fridays, Saturdays and Sundays and they would be in great danger as they will hold up traffic and without doubt cause car drivers to take risks endangering their own life and that of the cyclists and other road users.
- Part of the route from any more major road to this site is a bus route where the size of the vehicle would be an issue particularly as the organizers intend offering a minibus service from local stations to the site and this will further hinder the movement of any traffic.
- If the main routes into the Hever, Chiddingstone and Penshurst areas are congested to this level there is a very real risk of the loss of life as emergency services would not be able to get to the emergency with any certainty or in an acceptable time.
- It is not unusual for July to be a very wet month and this would hinder traffic entering and leaving the site, which after all is farmland and not a constructed parking area, resulting in massive holdups within the country lanes.
- If the traffic does come to a halt, and there is no doubt in our minds that it will, some drivers desperate to get to the event will undoubtedly abandon their vehicles in any space available, opting to walk the last leg of the journey, but vehicles parked in this way will cause additional congestion and danger to other road users.

- The organizers seem to have failed to take into account any traffic that will already be in the area and therefore their predictions are wildly inaccurate. Even using one of the facts stated by the organizers, 800 cars with only 24 seconds between them would, if the traffic stopped at the front, result in a 2.5-mile tailback and this takes no account of tourist and local traffic. There also does not seem to be anything being put into place to deal with day visitors who they have said are welcome, but as day visitors they will need to be directed to the event through the lanes and also and more importantly off them either late at night or very early in the morning.

Prevention of crime and disorder

We feel that this is one of the areas of most concern and does not seem to have been addressed in any depth by the organizers.

We have grave concerns over the already open web site publicising the event which appears to aim to attract, at least part of the audience who want an anarchistic, dystopian (undesirable and frightening), corrupt atmosphere with food and drink being offered as only rum. If this call for people who like this type of atmosphere is achieved, the outcome could be catastrophic for others at the event and without doubt for local residents.

- There appears to be not protection offered for the local residents which we assume the organizers are leaving to the already over stretched and underfunded local police force who if they are able to offer a strong presence throughout the event (which we must demand) will inevitably be doing this at the detriment of other more important work that they would normally be undertaking.
- The sale of alcohol for almost the whole of the 4 days of the event will mean that the majority of the people who have attended and have driven to the event will be leaving still under the influence of alcohol, which if driving, will not only mean they are a danger to themselves but also to others. Obviously any day visitors will increase the risk as they will be leaving each day and not just at the end.
- The length of time that the music and various activities are planned to take place means that most people attending the event will be suffering with sleep deprivation and could be a danger to themselves or others as they make their way home.

Protection of children from harm

The event is advertised as a family event and will, we are sure, attract a number of children because of this but the activities and duration are not we feel an acceptable environment for children. The key areas that leave children within the site and to a degree outside the site at risk are as follows:

- The sale of alcohol for almost 24hrs a day for the duration of the event
- The playing of music for at least 18hrs a day
- The limited size of the site and the inability of children to escape the noise and general activities meaning they will be unable to gain sufficient sleep.
- The number of natural ponds throughout the site which could present a danger of drowning or at best children being trapped in the silt of partially empty ponds
- The showing of movies which may or may not be suitable for children
- Gambling which children should not be exposed to

- Burlesque and a drag stage neither of which is suitable for children and could leave them at risk
- As this is the school holidays it is likely that local children will be walking and cycling in the area and the massive increase of traffic over 4 weeks could present a real risk and danger to them.

Public safety

Although we have covered a number of points already regarding the safety of the public the following is a summary, which is not exhaustive, but draws attention to critical areas.

- The safety of the local residents should be very high on the list and is already causing a great deal of concern to the elderly who fear for their safety, the protection of their property and also their mobility.
- The considerable increase in the volume of traffic on our narrow country lanes.
- The very real risk of drunk drivers leaving the event after drinking for almost 4 days.
- The risk to the general public from drivers suffering from sleep deprivation which will affect their ability to react to issues and make clear and measured judgments.
- The risk that the event has targeted a type of person, at least for one of the areas, that wants an atmosphere of anarchy and lawlessness.
- The risk to Children of being exposed to alcohol, noise and adult entertainment.
- The risk to children locally due to traffic.
- The risk of drowning in un-supervised natural ponds many of which can be found on the site.

You will see from the above that we have very strong feeling against the proposed event and hope that you are able to halt this now and for the future and return our villages to the areas of outstanding natural beauty they are famous for.

NOTE: We would be most grateful if our name and address could be withheld as we are concerned about any possible retaliation.

Yours Sincerely

A solid black rectangular box used to redact the signature of the sender.

[REDACTED]
Hever, Kent
TN8 7ER
[REDACTED]

Email: [REDACTED]

Ms. Claire Perry
Licensing Partnership Manager
Sevenoaks District Council
Argyle Road
Sevenoaks, TN13 1HG

01 May 2016

Dear Claire Perry,

Licensing Application 16/00847
Phizzwizzards Ltd – Festival at Wilderness Farm, Edenbridge

Mr & Mrs G.M. Ryan wish to object to the above application, both independently and as members of Hever Residents Association. Our objection is made on the basis of the promotion of all four of the licensing objectives:-

- (i) Prevention of crime and disorder
- (ii) Prevention of public nuisance
- (iii) Public safety
- (iv) Protection of children from harm

The application for the Premises Licence is incomplete, unclear and deficient in many respects as to how the above principles will be upheld in the lead up to, the operation, and the aftermath of, the proposed festival, namely:-

(i) The prevention of crime and disorder.

No specific security providers are mentioned in the plan, nor their proposed *modus operandi*, therefore it is not possible to make a judgement as to the safety of the 5,000 guests nor the production staff, vendors, concessionaires and management.

'Welfare Counsellors' apart, there is no indication as to how the supply and consumption of (possibly Class 'A') drugs will be controlled among the probably susceptible 5,000 guests and performers.

Alcohol – the objectors (who have extensive experience of managing licensed premises, including many 'TENS' and one of whom holds an SDC Personal Licence), cannot determine from the application how the lawful supply and consumption of alcohol is to be upheld. (see also point (iv) re children).

(ii) Prevention of Public Nuisance

Noise Pollution & Disturbance Spill noise from the site is inevitable, during the day and nearly all night. As well as the disruption to residents over quite a wide area, there are weddings and other events already planned which would suffer noise blight. This includes the nearby Open Air Theatre, which advertises a live performance during every one of the proposed festival evenings including a matinee on the Saturday thereof.

Traffic and transport arrangements The proposed site is in a rural (AoNB) location, and is served by narrow, often single track lanes. Although the applicants claim that all traffic would be routed away from lanes as far as possible, it beggars belief that this would happen, given today's Sat-Navs, combined with the publication of the exact site location, and with no marshals planned. This would apply not just to the planned 5,000 guests, but to contractors and suppliers etc., before, during, and after the event.

(iii) Public Safety

Local lanes are used daily not just by vehicular traffic, but by tractors, cyclists (in ever increasing numbers – often youngsters), horse riders and pedestrians including dog walkers and ramblers. The sheer volume of festival traffic, inevitably predominately with drivers unfamiliar with local conditions would pose a danger to local users as well as each other.

(iv) Protection of children from harm

As well as the dangers from traffic, and as mentioned no effective protection for children from alcohol misuse (especially by concessionaires), coupled with three days of nearly continuous noise and sleep deprivation, can hardly be recommended as a 'healthy lifestyle'.

We urge you to maintain the Council's four objectives underpinning the licensing regime and reject this application.

Yours sincerely,

Jan and Gerry Ryan

Licensing Partnership



LICENSING ACT 2003 - GRANT / VARIATION / MINOR VARIATION / REVIEW, REPRESENTATION FORM

1 Any other person, body or business		
Name	MRS. S. ADKINS	Name and address of any representative acting for you
Address	[REDACTED] HEVER, LEANT TNR 7LR	
Phone	[REDACTED]	
Email	[REDACTED]	
Name and address of the premises you are making a representation about		16/000847 LEEFEST, WILDERNESS FARM MARK BEECH
Your representation may be in opposition to, or in support of, the application. Your representation must be about the likely effect, if the application is granted (or subject to review), on the promotion of one or more of the four Licensing Objectives (see (A) - (D) below) with evidence if you have any available. Use separate sheets if necessary.		
(A) The prevention of crime and disorder	This is a village of 200 residents, with an expected extra 5000 people we will be swamped. Property will be at risk as will we. There is <u>no</u> police presence locally. Police should be here for the whole 3 days, patrolling the ^{area} area .	
(B) Public safety	The roads have no speed limit. Are narrow & in some places single track. They are in disrepair now & verges broken. There will obviously be huge queues & locals unable to travel & go about their business.	
(C) The prevention of public nuisance	NOISE, NOISE, NOISE until 5am for three days. It is the summer, windows will be open & hours of endless dance music & bass notes thumping for hours & hours on end is unacceptable.	
(D) The protection of children from harm	Alcohol will be served until <u>4am</u> !! There will be legal & illegal drugs - children will be exposed to this. It is not safe at night.	
Suggestions/conditions you would like the Licensing Authority or Licensing Sub-committee to consider adding to the licence if the application is granted.	If this licence is granted - police supervision or traffic & continuous local police patrols essential. Could there be a noise demonstration beforehand or a lower limit set?	
If your representation is on a grant, variation or review application and it is accepted, you will be invited to attend a Licensing Sub-committee hearing (and any subsequent appeal court hearing) in order to amplify your representation should you wish to do so.		

Signed: [REDACTED]

Dated: 1/5/2016

Kerry Holloway

From: John Grace <[REDACTED]>
Sent: 01 May 2016 16:14
To: Licensing
Subject: License Application 19/00847 "Leefest" at Wilderness Farm

DearSirs/Madam

I would like my opposition to the proposed license to be noted on the following grounds:

Traffic:

There is expected to be around 1400 vehicles attending the event, the entrance is on an unclassified road used by locals and agricultural traffic, any breakdowns will gridlock the surrounding area. The 'target' for satellite navigation systems is proposed as The Queens Arms Public House at the crossroads of the B2026 Hartfield Road and Cowden Pound Road already a difficult and dangerous junction, and ill able to cope with the extra traffic. There will be extra traffic throughout the event and the local roads are in a poor state and it is likely that the road condition will deteriorate even further with this extra loading.

Noise:

The proposed levels of sound will be sufficiently loud enough to cause major disruption to a quiet and peaceful rural area. The proposed levels are similar to the air traffic going to Gatwick, the difference being that it will be constant.

This will adversely effect the performances being put on by the Hever Castle Open Air Theatre ,the Village fete at Chiddingstone and the several weddings scheduled for that weekend.

Crime and Public Disorder

The proposals do not appear to deal with this adequately as they have not actually contracted any company to deal with the security aspect yet and with three months to go it will leave very little time to produce an accurate risk assessment let alone vet and train staff.

Your Faithfully,

John Grace
[REDACTED]

Hever
Edenbridge
TN8 7ER

Sent from [Mail](#) for Windows 10

Kerry Holloway

From: tony whitmarsh <[REDACTED]>
Sent: 02 May 2016 12:09
To: Licensing
Subject: Leafiest license application 16/00847/lapre

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sirs

I strongly object to the license being granted for the following reasons.

Untrained volunteers and stewards cannot properly "police" this festival, this will give rise to threats to crime, disorder, public nuisance, public safety and risks to children.

5000 visitors, 1400 cars plus numerous coaches will cause havoc to the surrounding country lanes, many of which are single lane. The organisers chosen route also uses 2 very dangerous junctions.

Loud music 24 hours a day is intrusive and unacceptable and can cause health problems especially in the Summer when many people will have windows open at night.

This festival must be stopped as it will cause a massive negative effect to the local community.

Yours Faithfully

Anthony Whitmarsh

[REDACTED]
Hever
TN8 7ER
[REDACTED]

Donna Thorne

From: publicaccess@sevenoaks.gov.uk
Sent: 03 May 2016 11:13
To: Licensing
Subject: Comments for Licensing Application 16/00847/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:12 AM on 03 May 2016 from Mrs Samantha Glendinning.

Application Summary

Address: Wilderness Farm Wilderness Lane Hever Kent TN8 7LP
Proposal: Premises Licence
Case Officer: Jessica Bolton

[Click for further information](#)

Customer Details

Name: Mrs Samantha Glendinning
Email: [REDACTED]
Address: [REDACTED] Chiddingstone Hoath
Edenbridge, Kent TN8 7DE

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Licensing Application
Reasons for comment: - Noise Disturbance
- Traffic
Comments: 11:12 AM on 03 May 2016 I am objecting on the grounds of noise and traffic. The lanes surrounding the

site will not support the volume of traffic that is anticipated and the noise levels planned until the early hours of the morning are not acceptable in a rural area.