

**From:** Emma Burle on behalf of Licensing  
**Sent:** 31 May 2019 09:54:04 +0100  
**To:** Emma Burle  
**Subject:** FW: 19/00286/LAPRE - Land South East Of Tangmere Airfield Decoy Lane Oving West Sussex

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**From:** Simon Oakley  
**Sent:** 30 May 2019 19:04  
**To:** Licensing  
**Cc:** David Knowles-Ley; Christopher Page; Tangmere Parish Council; Oving Parish Council  
**Subject:** RE: 19/00286/LAPRE - Land South East Of Tangmere Airfield Decoy Lane Oving West Sussex

**Licensing Act 2003**  
**Wild Field Events Ltd**  
**Land South East Of Tangmere Airfield Decoy Lane Oving West Sussex**  
**Case Reference Number: 19/00286/LAPRE**  
**Premises Licence Application**

I would like to submit the following representation on the above Premises License Application.

The application seeks a license to hold 28 days of events (of all types, excluding set up and take down days) with up to 4999 persons attending (it is unclear if this number includes staff present at the event). However the supporting documentation appears restricted to describing how one specific, approx. 2500 attendee, type of event might be managed. This limited scope of the supporting information raises issues as to whether this application can be appropriately assessed (against Chichester District Council's licensing objectives and Policy) for the number, type and scale of events that would be enabled if this application was permitted in full.

Specific issues relating to the Licensing Objectives:

1. Crime and Disorder.

There is potential for breaches of Wildlife and Habitat protection legislation (given the presence of ancient woodland and the relatively undisturbed rural nature of the site) from event related human activity, lighting/noise impacts, installation of fencing and making ground safe for attendee access. Note the habitat mapping information that has accompanied the CDC Local Plan and Tangmere Neighbourhood Plan.

Further, there is potential for unauthorised and unobserved access to the site from the North (including Tangmere village) across private land which includes open ditches and green recycling activities. We note that the proposed fencing on the North side of the ancient woodland and within the common land area would be particularly vulnerable to breaches given its limited visibility from the main event activities/camping/parking areas.

2. Public Safety.

Highway Safety. No comprehensive traffic management plan has been submitted to show that significant on road queuing (particularly from non pre-ticketed attendees) would be avoided. It does not appear that a risk assessment of potential queuing traffic (both from East and West) on Oving Road has been submitted and would like to be reassured that queuing traffic on Oving Road will not cause a road safety issue given that road is subject to the national speed limit, and in places has limited forward visibility which seem likely to increase the risk of moving vehicles encountering stationary traffic at short notice. There also does not appear any measures to prevent attendees parking up cars along Oving Road and walking to/from the event.

It appears that the applicant's Sustainability Policy encourages pedestrian access to/from the site. However, given the site's relatively remote location, lack of public transport services, the absence of street lighting along Oving Road, the absence of pavements and the fact that the road is subject to the national speed limit, it appears inappropriate to encourage or facilitate pedestrian access to/from the site, noting that late night egress from it will be in the dark. An example of the issues that can arise from this were those relating to late night egress from the old Thursdays Nightclub at Drayton, including at the adjacent level crossing (there being a level crossing on Woodhorn Lane). A further issue is the off-site vulnerability of persons evicted from the site due to inappropriate behaviour should they refuse to comply with any event management procedures.

No plan for the avoidance of mud migrating onto the highway appears to have been submitted (also a potential breach of Highway related legislation).

No assessment has been submitted of the ground conditions in the area of Ancient Woodland, pond, watercourses and Common Land to the North and West of the open field known as Holly Tree Field so as to be able to assess the safety of those areas for attendee access or the measures necessary to make those areas safe. Note the presence of uneven ground, watercourses, a pond and historically dumped material in the common land area. No assessment of the condition of, and risks associated with, the trees within the proposed license area and Common Land appears to have been made or submitted, noting the relatively un maintained nature of those wooded areas.

3. Public Nuisance. It does not appear that an objective assessment has been made as to what sound levels would be generated by the range of events that could be enabled by this application and the effect on dwellings in the area.

The potential for pedestrians egressing from the site late at night causing nuisance to residents in the area (not only via Oving Road but also unauthorised egress northwards back to Tangmere).

The potential for disturbance and distress on any horses kept in the area.

Other points to note:

The "Forest School" activity area (as shown on the plan within the submitted ESMP) falls outside of the Licensing application area. It has not been shown how access to this area would be prevented outside of these specific activity periods.

A question arises as to whether there is a legal presumption against fencing off of an area of common land.

No planning applications for hardening up or making safe for public access the proposed site accesses have apparently been submitted. Without these in place it would appear difficult to confirm the suitability and safety of these accesses for these events. Noting the potential implications of introducing the significant levels of new human and event related activity which could be enabled by this application into a relatively undisturbed rural area, CDC has a statutory duty to consider biodiversity implications of any decisions it takes under section 40 of the Natural Environment and Rural Communities Act. Note also the apparent presence of bee hives in the area.

In the interests of appropriately assessing this application and the full scale and range of activity being sought, that consideration of this application be deferred and then re-consulted on after the following have been provided (and any others that may arise from the comments above):

1. That a comprehensive ecological survey of the area of ancient woodland, pond, watercourses and common land to the North and West of the open field known as Holly Tree Field is conducted to provide information on those areas habitats and wildlife so as to enable assessments to be made as to the likely impact of Licensable Activities (including associated lighting and noise sources) and presence of attendees/staff on those habitats/wildlife in order to prevent breaches of any provisions within Wildlife and Countryside Acts and any other statutory natural environmental legislation.
2. That a survey of ground conditions and trees within the area of ancient woodland, pond, watercourses and common land to the North and West of the open field known as Holly Tree Field is provided to assess the safety of those areas for human access.
3. That a comprehensive traffic management plan is submitted for all potential events being sought by this application so as to enable assessments to be made as to this site's capability to manage safely peak flows in/out of the site given the nature of and traffic speeds on Oving Road adjacent to this site. Particular assessment of how queuing on Oving Road by non pre-ticketed attendees would be managed, as well as measures to prevent mud migrating onto the public highway in adverse weather/ground conditions. An additional assessment would be needed to confirm the site's parking capacity given the variable ground conditions and gradients, particularly to avoid unplanned parking along Oving Road.
4. That a comprehensive "evicted persons" management plan is submitted to assess whether those expelled out of the site can be adequately protected from harm given the relatively remote nature of the site and that appropriate means of transport can be provided to take expelled persons to a safe place. Note the limited availability of taxis and private hire vehicles for rural pickups.
5. That an objective assessment is made of what sound levels would be generated by the range of events that could be enabled by this application and the effect on residents in dwellings in the area around the site.

Should the Licensing Authority be minded to permit this application, then I'd suggest the following outline Conditions, in addition to making Conditions relating to those surveys and plans outlined above:

1. That the area of ancient woodland, pond, watercourses and common land to the north and west of the open field known as Holly Tree Field be excluded from the application boundary and related activities and those areas are appropriately fenced off to prevent human ingress/egress from the open field area and unauthorised access from the north;
2. That only the one, up to 2500 attendee, Wild Field Family Festival event as described in the submitted ESMP, is permitted so as to enable the assessment of the adequacy of management plans and the environmental impact of that scale and type of event, before any further events are Licenced.
  
3. That events do not take place during wildlife breeding seasons or other vulnerable times for wildlife, nor have effects on any protected habitats (e.g. potential bat habitat).

Yours sincerely

Simon Oakley

Member for North Mundham and Tangmere Ward, Chichester District Council,  
Member for Chichester East Division, West Sussex County Council.