Chelmsford City Council Licensing Committee

DATE: 2nd October 2026

LICENSING ACT 2003 – APPLICATION FOR A PREMISES LICENCE: WHEELERS FARM, WHEELERS HILL, LITTLE WALTHAM, CHELMSFORD, CM3 3LZ, T1 LICENCE

Report by: Director of Sustainable Communities

Officer Contact:
Alex Wilson, Alex.wilson@chelmsford.gov.uk 01245 606424

Purpose

The purpose of this report is for members to consider an application given by LDN Wild made under section 17 of the Licensing Act 2003, for the grant of a premises licence in respect of Wheelers Farm, Wheelers Hill, Little Waltham CM3 3LZ, having regard to representations received and the requirement to promote the four licensing objectives. These are:

a) The prevention of crime and disorder
b) public safety
c) The prevention of public nuisance
d) The protection of children from harm

Recommendations

Members are advised that they have the following options when determining this application.

- Grant the application on the terms and conditions applied for.
- Grant the application with such modifications to the conditions as are considered appropriate for the promotion of the licensing objectives
- Exclude from the scope of the licence any licensable activity to which the application relates.
- Where applicable, refuse to specify a person as the designated premises

supervisor.
• Refuse the application.

An appeal against the determination of this application may be made to the Magistrates' Court by any person entitled to appeal under Schedule 5 of the Licensing Act 2003. Any appeal must be commenced within 21 days beginning with the day on which the appellant was notified by the Licensing Authority of the decision.

1. Background and Introduction

The premises is located along the A131. Regiment Way, Chelmsford. A google maps image showing the premises location is attached as **Appendix A.**

2. Application

2.1 The application has been properly given in accordance with the Licensing Act 2003 and all procedures correctly followed. The completed application form is attached as **Appendix B.**

2.2 The application for the premises licence was received on the 13th of August 2026 and correctly advertised by placing blue public notices at the premises, by publication in a local paper and on Chelmsford City Council's website.

2.3 The premises licence application has been applied for as a time limited licence, That authorises the licensable activities of Provision of Films, Provision of Live Music, Provision of Recorded Music, Provision of Performances of Dance and Supply of Alcohol 13:00 – 23:00 Friday to Sunday starting from 1st May 2027 until 31st October 2027 and would only permit one event within this time, the event would not exceed 7500 patrons. The proposed conditions document is attached as **Appendix C**.

2.4 LDN Wild currently hold a premises licence for Wheelers Farm which is attached as **Appendix D**. Condition 1 under Annex 2 of this licence specifies the currently permitted events and the authorised number of patrons. We have had confirmation from the applicant that, if both licences are granted as applied for, any other licence in force will be surrendered in accordance with section 28 of the Licensing Act 2003

2.5 Members are asked to note that, as this report is available in the public domain, personal details have been redacted from some documents. However, both the Authority and the applicant have received complete copies of all documents.

2.6 Essex Police and the applicant have agreed a number of additional proposed conditions. The agreed conditions are attached as **Appendix E.**

3. Representations

3.1 During the course of the application, Chelmsford City Council, in line with the Act, sent a copy of the application to all responsible authorities.

3.2 During the consultation period, seven (7) representations were received objecting to the application, one (1) representation was received supporting the application, and two (2) representations were received making comment on the application. Copies of all relevant representations are attached as **Appendix F.**

4. Conclusion

4.1 Members are reminded that Section 13 of the Council's Statement of Licensing Policy relates to the procedures and responsibilities of the Licensing Committee. This includes the structure of sub-committees, the criteria for decision-making, the application of conditions, and the delegation of functions to officers.

Section 13 does not raise any procedural or policy issues that would affect the determination of this application.

4.2 This application has been correctly submitted and processed in line with the requirements of the Licensing Act 2003.

4.3 At the conclusion of this hearing, Members are advised to consider the options set out in the recommendations section at the beginning of this report. In determining the application, Members must have regard to the relevant representations, the statutory Guidance issued under section 182 of the Licensing Act 2003 and the Council's Statement of Licensing Policy, and must take decisions as appropriate and proportionate the promotion of the licensing objectives.

Appendices:

- Appendix A – Map
- Appendix B - Premises Licence Application
- Appendix C – proposed conditions
- Appendix D – Current LDN Wild premise licence
- Appendix E – Agreed Conditions
- Appendix F – Objections

Background reading

Application held by licensing authority

Corporate Implications

Legal/Constitutional: The Licensing Sub-Committee is acting in accordance with its powers under the Licensing Act 2003 and the Council's Constitution. The hearing has been convened in compliance with statutory procedures. Any party to the proceedings has the right to appeal the decision to the Magistrates' Court within 21 days of formal notification.

Financial: There are no direct financial implications arising from the determination of this application. However, the outcome may have an indirect impact on local economic activity and business rates.

Potential impact on climate change and the environment: The operation of the premises may lead to a slight increase in local traffic and waste production, though these are consistent with the commercial nature of the area.

Contribution toward achieving a net zero carbon position by 2030: The decision on this application is not expected to directly influence the Council's net zero carbon target. Sustainable operating practices by the applicant may indirectly support environmental objectives.

Personnel: There are no personnel implications associated with this report. Licensing staff have processed the application as part of their normal duties.

Risk Management: The Licensing Sub-Committee must ensure that its decision is made in accordance with the Licensing Act 2003, relevant statutory guidance, and the Council's Statement of Licensing Policy. This minimises the risk of legal challenge by way of appeal or judicial review.

Equality and Diversity: The application has been considered in line with the Council's duties under the Equality Act 2010. No equality or diversity concerns have been identified at this stage.

Health and Safety: There are no direct health and safety implications from this report. However, public safety is a core licensing objective that must be considered in determining the application.

Digital: None.

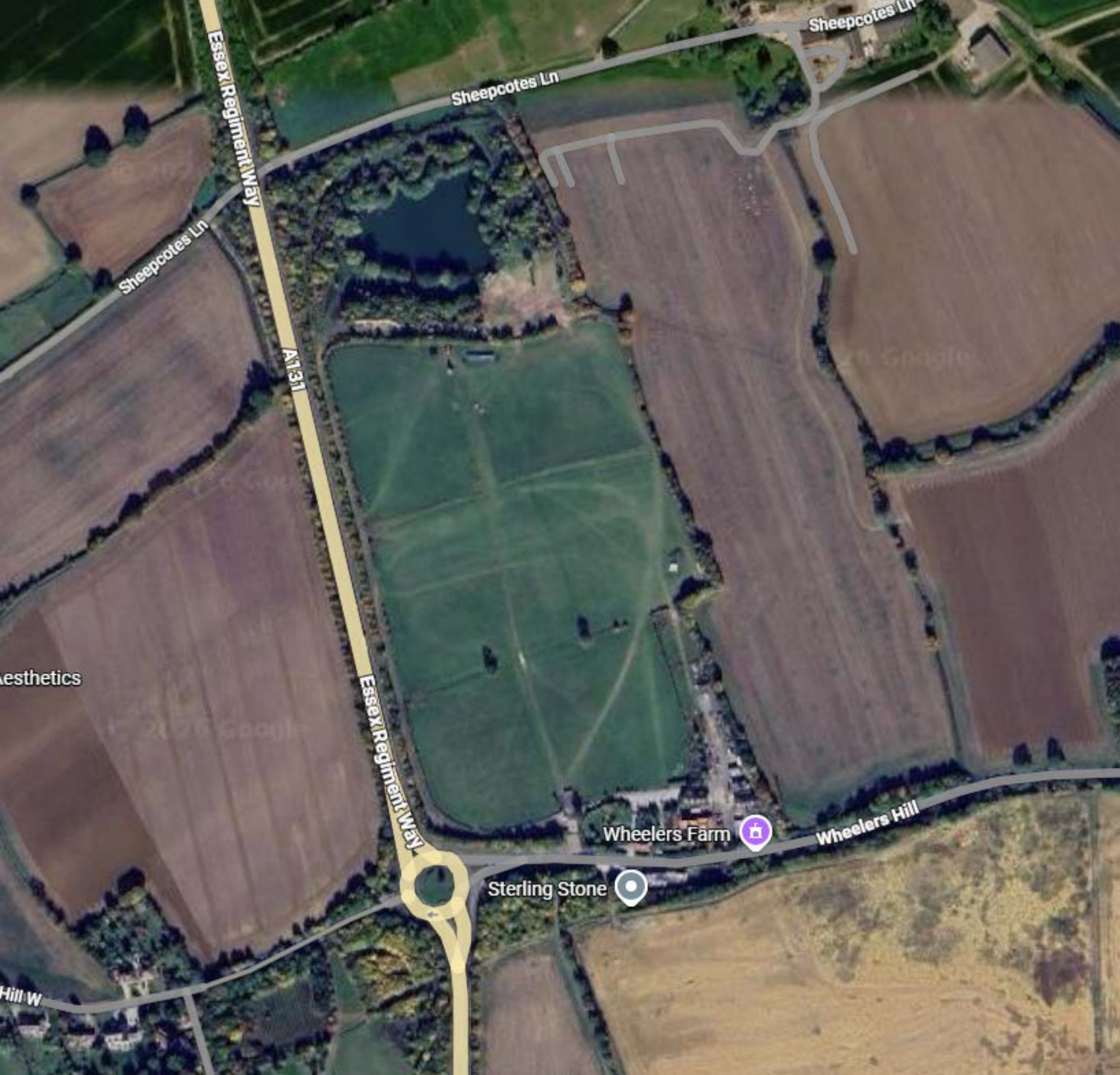
Other: None.

Consultees:

As per required by legislation

Relevant Policies and Strategies:

Statement of licensing policy


Sheepcotes Ln
Sheepcotes Ln
Essex Regiment Way
Sheepcotes Ln
A131
Essex Regiment Way
Wheelers Farm
Wheelers Hill
Sterling Stone

Chelmsford City Council

Chelmsford City Council
Application for a premises licence
Licensing Act 2003

For help contact
licensing@chelmsford.gov.uk
Telephone: 01245 606727

* required information

Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

This is the unique reference for this application generated by the system.

Your reference: 2026/066/T1

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

(•) Yes ( ) No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name: LDN WILD
* Family name: LTD
* E-mail:
Main telephone number:
Other telephone number:

Include country code.

[ ] Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

(•) Applying as a business or organisation, including as a sole trader
( ) Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House? (•) Yes ( ) No

Note: completing the Applicant Business section is optional in this form.

Registration number: 15101557

Business name: LDN Wild Ltd

If the applicant's business is registered, use its registered name.

VAT number: -

Put "none" if the applicant is not registered for VAT.

Legal status: Private Limited Company

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Applicant's position in the business	Licence Holder	
Home country	United Kingdom	The country where the applicant's headquarters are.

Registered Address — Address registered with Companies House.

Building number or name	
Street	
District	
City or town	
County or administrative area	
Postcode	
Country	

Agent Details

* First name	James	
* Family name	Hoffelner	
* E-mail	applications@completelicensing.uk	
Main telephone number		Include country code.
Other telephone number		

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

- (•) An agent that is a business or organisation, including a sole trader — A sole trader is a business owned by one person without any special legal structure.
- ( ) A private individual acting as an agent

Agent Business

Is your business registered in the UK with Companies House? (•) Yes ( ) No — Note: completing the Applicant Business section is optional in this form.

Registration number	12611128	
Business name	Complete Licensing Ltd	If your business is registered, use its registered name.
VAT number	-	Put "none" if you are not registered for VAT.
Legal status	Private Limited Company	

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Your position in the business	Licensing Agent	
Home country		The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

Building number or name	
Street	
District	
City or town	
County or administrative area	
Postcode	
Country	

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PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

(•) Address ( ) OS map reference ( ) Description

Postal Address Of Premises

Building number or name	Wheelers Farm (T1)
Street	Wheelers Farm
District	Little Waltham
City or town	Chelmsford
County or administrative area	Essex
Postcode	CM3 3LZ
Country	United Kingdom

Further Details

Telephone number	
Non-domestic rateable value of premises (£)	0

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APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- ☐ An individual or individuals
- ☒ A limited company / limited liability partnership
- ☐ A partnership (other than limited liability)
- ☐ An unincorporated association
- ☐ Other (for example a statutory corporation)
- ☐ A recognised club
- ☐ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales

Confirm The Following

- ☒ I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- ☐ I am making the application pursuant to a statutory function
- ☐ I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

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NON INDIVIDUAL APPLICANTS

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

Non Individual Applicant's Name

Name: LDN Wild Ltd

Details

Registered number (where applicable): 15101557

Description of applicant (for example partnership, company, unincorporated association etc)

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Private Limited Company

Address

Building number or name	Unit 11
Street	Holts Court
District	Threshers Bush
City or town	Harlow
County or administrative area	Essex
Postcode	CM17 0NS
Country	United Kingdom

Contact Details

E-mail	applications@completelicensing.uk
Telephone number	[redacted]
Other telephone number	
* Date of birth	18 / 02 / 1969 (dd / mm / yyyy)
* Nationality	British

Documents that demonstrate entitlement to work in the UK

Add another applicant

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OPERATING SCHEDULE

When do you want the premises licence to start? 01 / 01 / 2027 (dd / mm / yyyy)

If you wish the licence to be valid only for a limited period, when do you want it to end 31 / 10 / 2027 (dd / mm / yyyy)

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

Outside venue area for events and concerts

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If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend: 7500

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PROVISION OF PLAYS

See guidance on regulated entertainment

Will you be providing plays?

○ Yes ◉ No

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PROVISION OF FILMS

See guidance on regulated entertainment

Will you be providing films?

◉ Yes ○ No

Standard Days And Timings

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

MONDAY				
	Start		End	
	Start		End	
TUESDAY				
	Start		End	
	Start		End	
WEDNESDAY				
	Start		End	
	Start		End	
THURSDAY				
	Start		End	
	Start		End	
FRIDAY				
	Start	13:00	End	23:00
	Start		End	
SATURDAY				
	Start	13:00	End	23:00
	Start		End	

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Continued from previous page...

SUNDAY

Start 13:00 End 23:00

Start End

Will the exhibition of films take place indoors or outdoors or both?

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

○ Indoors ○ Outdoors ◉ Both

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Films consistent with a functions and events venue.

State any seasonal variations for the exhibition of film

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where the premises will be used for the exhibition of film at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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PROVISION OF INDOOR SPORTING EVENTS

See guidance on regulated entertainment

Will you be providing indoor sporting events?

○ Yes ◉ No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

See guidance on regulated entertainment

Will you be providing boxing or wrestling entertainments?

○ Yes ◉ No

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PROVISION OF LIVE MUSIC

See guidance on regulated entertainment

Will you be providing live music?

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Standard Days And Timings

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

MONDAY	Start		End	
	Start		End	
TUESDAY	Start		End	
	Start		End	
WEDNESDAY	Start		End	
	Start		End	
THURSDAY	Start		End	
	Start		End	
FRIDAY	Start	13:00	End	23:00
	Start		End	
SATURDAY	Start	13:00	End	23:00
	Start		End	
SUNDAY	Start	13:00	End	23:00
	Start		End	

Will the performance of live music take place indoors or outdoors or both?

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

○ Indoors ○ Outdoors ◉ Both

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Live Music consistent with a functions and events venue.

State any seasonal variations for the performance of live music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

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Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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PROVISION OF RECORDED MUSIC

See guidance on regulated entertainment

Will you be providing recorded music?

(•) Yes ( ) No

Standard Days And Timings

MONDAY	Start		End	Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
	Start		End	
TUESDAY	Start		End	
	Start		End	
WEDNESDAY	Start		End	
	Start		End	
THURSDAY	Start		End	
	Start		End	
FRIDAY	Start	13:00	End	23:00
	Start		End	
SATURDAY	Start	13:00	End	23:00
	Start		End	

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SUNDAY

Start 13:00 End 23:00

Start End

Will the playing of recorded music take place indoors or outdoors or both?

○ Indoors ○ Outdoors ◉ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Recorded Music consistent with a functions and events venue.

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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PROVISION OF PERFORMANCES OF DANCE

See guidance on regulated entertainment

Will you be providing performances of dance?

◉ Yes ○ No

Standard Days And Timings

MONDAY

Start End

Start End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start End

Start End

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WEDNESDAY

Start		End	
Start		End	

THURSDAY

Start		End	
Start		End	

FRIDAY

Start	13:00	End	23:00
Start		End	

SATURDAY

Start	13:00	End	23:00
Start		End	

SUNDAY

Start	13:00	End	23:00
Start		End	

Will the performance of dance take place indoors or outdoors or both?

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

○ Indoors ○ Outdoors ◉ Both

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Performance of Dance consistent with a functions and events venue.

State any seasonal variations for the performance of dance

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the performance of dance at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

See guidance on regulated entertainment

Will you be providing anything similar to live music, recorded music or performances of dance?

○ Yes ◉ No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

○ Yes ◉ No

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

◉ Yes ○ No

Standard Days And Timings

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

MONDAY				
	Start		End	
	Start		End	
TUESDAY				
	Start		End	
	Start		End	
WEDNESDAY				
	Start		End	
	Start		End	
THURSDAY				
	Start		End	
	Start		End	
FRIDAY				
	Start	13:00	End	23:00
	Start		End	
SATURDAY				
	Start	13:00	End	23:00
	Start		End	

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Continued from previous page...

SUNDAY

Start 13:00 End 23:00

Start End

Will the sale of alcohol be for consumption:

(•) On the premises ( ) Off the premises ( ) Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name Michala

Family name Drake

Date of birth / /

dd mm yyyy

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Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- ○ Electronically, by the proposed designated premises supervisor
- ◉ As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

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ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

NONE

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start End

Start End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

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Continued from previous page...

TUESDAY

Start | End

Start | End

WEDNESDAY

Start | End

Start | End

THURSDAY

Start | End

Start | End

FRIDAY

Start 13:00 | End 23:00

Start | End

SATURDAY

Start 13:00 | End 23:00

Start | End

SUNDAY

Start 13:00 | End 23:00

Start | End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

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List here steps you will take to promote all four licensing objectives together.

See proposed conditions for discussion set out on annex T1 attached to the application. These are based on previous conditions.

b) The prevention of crime and disorder

See proposed conditions for discussion set out on annex T1 attached to the application. These are based on previous conditions.

c) Public safety

See proposed conditions for discussion set out on annex T1 attached to the application. These are based on previous conditions.

d) The prevention of public nuisance

See proposed conditions for discussion set out on annex T1 attached to the application. These are based on previous conditions.

e) The protection of children from harm

See proposed conditions for discussion set out on annex T1 attached to the application. These are based on previous conditions.

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NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

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Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is A British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination** with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

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- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
  - evidence of the applicant's own identity – such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    (i) working e.g. employment contract, wage slips, letter from the employer,
    (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
    (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
    (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

(i) any page containing the holder's personal details including nationality;
(ii) any page containing the holder's photograph;
(iii) any page containing the holder's signature;
(iv) any page containing the date of expiry; and
(v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

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If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at https://www.gov.uk/prove-right-to-work) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

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In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
  - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
  - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
  - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
  - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

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- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
  - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
  - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
  - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
  - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 21 of 21

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

* Fee amount (£)	1,315.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Address

Building number or name	
Street	
District	
City or town	
County or administrative area	
Postcode	
Country	United Kingdom

DECLARATION

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name	
* Capacity	
Date (dd/mm/yyyy)	

Add another signatory

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Once you're finished you need to do the following:
1. Save this form to your computer by clicking file/save as...
2. Go back to https://www.chelmsford.gov.uk/business/licensing/alcohol-licensing/premises-licence/apply-for-a-new-premises-licence/ to upload this file and continue with your application.
Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

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Plan - LDN WILD WHEELERS FARM PREMISES LICENCE



ANNEX 1 VERSION 1 SUBMITTED WITH APPLICATION T1

Wheelers Farm, Wheelers Hill, CM3 3LZ Time Limited Premises Licence Application - Proposed conditions for discussion with the authorities.

1. Patrons shall not exceed 7,500 on one event, in 2027.

2. The licence holder will ensure that music or amplified sound from the event (including any concert, music performance, film showing, side show, display or any other entertainment within the licensed area, but excluding noise generation for crowd control or for emergency reasons) will not cause a nuisance outside the boundary of the site between 11.00 hours and 23:00 hours.

3. The licence holder shall appoint a suitably qualified and experienced noise control consultant who is a member of the Institute of Acoustics and/or the Association of Noise Consultants to produce and fully implement a noise management plan (NMP).

4. For up to 1 event day in the calendar year the Music Noise Level (MNL) should not exceed, at any noise sensitive location, 65dB(A) LAeq over any 15-minute period throughout the event and during any rehearsal or sound check for the event. For any other event days within a calendar year the MNL from any event shall not exceed, at any noise sensitive location, the representative background noise level by more than 15dB(A) over a 15- minute period throughout the event and during any rehearsal or sound check for the event.

   The representative background noise level should be measured and calculated as per the guidance contained within the 'Code of Practice on Environmental Noise Control at Concerts' (the arithmetic average of the LA90, 1 hour for the final four hours of the period to be determined) at locations representative of the nearest noise sensitive receptors to be agreed with Chelmsford City Council.

5. A Low frequency music noise control strategy shall be included as part of the NMP and shall be submitted to, and approved in writing by Chelmsford City Council, prior to the commencement of any event.

6. The appointed noise control consultant will regularly monitor noise from events at noise sensitive locations around the site and advise their sound engineers accordingly to ensure MNL limits are not exceeded. Chelmsford City Council will be permitted access to this

information on request. The noise sensitive locations will be agreed with Chelmsford City Council prior to the commencement of any event.

7. The licence holder shall provide Chelmsford City Council, in advance of the event, contact telephone numbers of their appointed noise control consultant and other members of their management team who can be contacted in the event noise complaints are received.

8. During any event the licence holder will ensure there is a dedicated and continuously manned complaint telephone line that will be advertised to the public so that residents can contact organisers in the event they are disturbed by noise

9. A traffic and event management plan shall be submitted to the Licensing Authority, Essex Police and Essex County Council Highways at least 10 weeks prior to any planned event and licensable activity shall not take place if any of these object to the traffic management plan in writing within 6 weeks of submission and that objection is not rescinded.

1. The licence shall be time limited and authorise licensable activities only between: 1st May 2027 and 31st October 2027

2. The licence shall not authorise licensable activity more than once (which shall not exceed 13 hours in duration);

3. Customers will not be permitted to remove from the premises any drinks supplied by the premises in open containers.

4. The sale of alcohol for consumption off the licensed premises will be restricted to those persons temporarily residing in land adjacent to the licensed premises (i.e. tents and other temporary structures supplied or permitted to be erected by the licence holder on land occupied or controlled by the licence holder);

5. There shall be no events at the premises that are organised, promoted or advertised by an external promoter (i.e. by an individual/organisation not directly related to the management of the premises)

6. An incident log shall be maintained and made immediately available to police or licensing authority staff upon reasonable request. The log must be completed as soon as is possible and shall record the following:
   (a) All crimes reported to the venue
   (b) All ejections of patrons
   (c) Any complaints received concerning crime and disorder
   (d) Any incidents of disorder
   (e) All seizures of drugs or offensive weapons

7. SIA licensed security staff shall be used in accordance with a site security plan which will form part of the event management plan and a record shall be maintained (on the premises) which is legible and details:
   a) The day and date when door supervisors are deployed;
   b) The name and SIA registration number of each door supervisor on duty at the premises; and
   c) The duty start and end time for each door supervisor.

This record shall be retained for 31 days and be immediately provided to police or licensing authority staff upon reasonable request.

8. All security staff (and stewards) will wear high visibility clothing ensuring that they are readily identifiable.

9. The premises shall have in place and operate a zero-tolerance policy with regard to the use/possession of controlled drugs and psychoactive substances and advertise the same within the premises on posters and similar means. This policy may form part of the event management plan.

This policy shall specifically include but not be limited to:

i. Searching practices upon entry;
ii. Dealing with patrons suspected of using drugs on the premises;
iii. Scrutiny of spaces including toilets or outside areas;
iv. Clear expectations of staff roles (including the DPS, managers/supervisors and door supervisors);
v. Staff training regarding identification of suspicious activity and what action to take;
vi. The handling of items suspected to be illegal drugs or psychoactive substances
vii. Steps taken to discourage and disrupt drug use on the premises
viii. Steps to be taken to inform patrons of the premises drug policy/practices

ix. Patrol of perimeter (Haras) fencing to deter drug supply

10. A Challenge 25 scheme shall be operated, whereby any person who appears to be under the age of 25 years of age is required to produce on request an item which meets the mandatory age verification requirement and is either a:

- o Proof of age card bearing the PASS Hologram;
- o Photocard driving licence;
- o Passport; or
- o Ministry of Defence Identity Card.
- o Proof of age card bearing the PASS Hologram;
- o Photocard driving licence;
- o Passport; or
- o Ministry of Defence Identity Card.

11. The premises shall clearly display signs at each point of sale and in areas where alcohol is displayed advising customers that a 'Challenge 25' policy is in force.

12. All staff engaged in the sale or supply of alcohol on the premises shall have received training in relation to including under-age sales, how to recognise drunkenness and the duty not to serve drunk persons.

13. Training records shall be maintained and kept for a minimum of 12 months and made available to police or licensing authority staff upon reasonable request.

14. A refusals record shall be maintained at the premises, which details all refusals to sell alcohol. Each entry shall, as a minimum, record the date and time of the refusal and the name of the staff member refusing the sale. All entries must be made as soon as possible

and in any event within 4 hours of the refusal and the record must be made immediately available to police or licensing authority staff upon reasonable request.

15. The licence holder will appoint a competent security/stewarding contractor with expertise in the operation of security and stewarding of large-scale outdoor events. The security/stewarding contractor will ensure there are the correct number of SIA registered security staff at the event. Full details will be contained within the EMP.

16. The licence holder will ensure a full stewarding plan and evacuation plan will be produced as part of the EMP.

17. CCTV cameras shall cover all entrances and exits to the event.

18. All drinks will be dispensed in either plastic bottles or collapsible cups or containers, no glass vessels to be used the sale of glass bottles for Champagne, sparkling or premium wines will be allowed only in a dedicated security-controlled area which will be detailed in the Event Management Plan/Alcohol Management Plan and on the Site Plan each year.

19. The licence holder will ensure the perimeter of the licensed area will be securely fenced and cordoned off to enable the licence holder to safely control the event.

20. The licence holder will ensure vehicle movement in the licensed area will be kept to a minimal for essential vehicles only.

21. In addition to water, other non-alcoholic beverages shall be available at all times whilst alcohol sale or supply takes place.

22. The land in the immediate vicinity of the lake is to be cordoned off to ensure that no patrons can access that area during events. Plans to cordon off the lake must be included within the Traffic and Event management plan.

Chelmsford City Council

Licensing Act 2003
Schedule 12 - Part A

Premises Licence

Premises Licence Number	**24/00006/LAPRE**

Part 1 – Premises Details

Wheelers Farm
Wheelers Farm
Wheelers Hill
Little Waltham
Chelmsford
Essex
CM3 3LZ

Telephone number

Where the licence is time limited the dates are

Not applicable

Licensable activities authorised by the licence and the times the licence authorises the carrying out of licensable activities are

Sale or supply of Alcohol	Friday to Sunday	13:00 - 23:00
Performance of Dance	Friday to Sunday	13:00 - 23:00
Exhibition of a Film	Friday to Sunday	13:00 - 23:00
Performance of Live Music	Friday to Sunday	13:00 - 23:00
Playing of Recorded Music	Friday to Sunday	13:00 - 23:00

The opening hours of the premises are

Opening hours	Friday to Sunday	12:00 - 23:00

Where the licence authorises supplies of alcohol whether these are on and / or off supplies

On Sales only

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence LDN Wild LTD Unit 11 Holts Court Threshers Bush Harlow Essex CM17 0NS
Registered number of holder, for example company number, charity number (where applicable) Registered Business Number 15101557
Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol Michala Drake
Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

Signed: **Dated: 1st May 2024**

On behalf of the Licensing Authority

Annex 1 – Mandatory conditions

1 Where premises authorise the supply of alcohol no supply of alcohol may be made under the premises licence-

a) at a time when there is no designated premises supervisor in respect of the premises licence, or
b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

2 Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

3 Where the film classification body is specified in the licence, unless subsection (3)(b) applies, admission of children must be restricted in accordance with any recommendation made by that body.

Where
a) the film classification body is not specified in the licence, or
b) the relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question,

admission of children must be restricted in accordance with any recommendation made by the licensing authority.

In this section—

"children" means persons aged under 18; and
"film classification body" means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984 (c. 39)

4 (1) Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, the licence must include a condition that each such individual must
(a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
(b) be entitled to carry out that activity by virtue of section 4 of that Act.

(2) But nothing in subsection (1) requires such a condition to be imposed—
(a) in respect of premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001 (c. 12) (premises with premises licences authorising plays or films), or
(b) in respect of premises in relation to—
(i) any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence), or
(ii) any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).

(3) For the purposes of this section—

(a) "security activity" means an activity to which paragraph 2(1)(a) of that Schedule applies, [F2and which is licensable conduct for the purposes of that Act (see section 3(2) of that Act)] and

(b) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.

5 (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objectives

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

6 The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

7 (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request,

before being served alcohol, identification bearing their photograph, date of birth and either—
(a) a holographic mark, or
(b) an ultraviolet feature..

8 The responsible person must ensure that—

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
(i) beer or cider: ½ pint;
(ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
(iii) still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

9 (1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

(2) For the purposes of the condition set out in paragraph 1—
(a)"duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
(b)"permitted price" is the price found by applying the formula—
$P = D + (D \times V)$
where—
(i) P is the permitted price,
(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence—
(i) the holder of the premises licence,
(ii) the designated premises supervisor (if any) in respect of such a licence, or
(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

(3) Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph

shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

(4)(1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 – Conditions consistent with the operating schedule or/and as agreed with responsible authorities

1. The licence shall not authorise licensable activity more than six times a year. Of these six event days, up to two events per year the number of patrons shall not exceed 3000. For up to two events per year the number of patrons shall not exceed 1500 and for the remaining two events per year the number of patrons shall not exceed 1000.

2. The licence holder will ensure that music or amplified sound from the event (including any concert, music performance, film showing, side show, display or any other entertainment within the licensed area) is not audible outside the boundary of the site between 2300 hours and 1100 hours.

3. The licence holder shall appoint a suitably qualified and experienced noise control consultant who is a member of the Institute of Acoustics and/or the Association of Noise Consultants to produce and fully implement a noise management plan (NMP).

4. For up to 3 event days in a calendar year the Music Noise Level (MNL) should not exceed, at any noise sensitive location, 65dB(A) LAeq over any 15-minute period throughout the event and during any rehearsal or sound check for the event. For any other event days within a calendar year the MNL from any event shall not exceed, at any noise sensitive location, the representative background noise level by more than 15dB(A) over a 15-minute period throughout the event and during any rehearsal or sound check for the event.

   The representative background noise level should be measured and calculated as per the guidance contained within the 'Code of Practice on Environmental Noise Control at Concerts' (the arithmetic average of the LA90, 1 hour for the final four hours of the period to be determined) at locations representative of the nearest noise sensitive receptors to be agreed with Chelmsford City Council.

5. A Low frequency music noise control strategy shall be included as part of the NMP and shall be submitted to, and approved in writing by Chelmsford City Council, prior to the commencement of any event.

6. The appointed noise control consultant will regularly monitor noise from events at noise sensitive locations around the site and advise their sound engineers accordingly to ensure MNL limits are not exceeded. Chelmsford City Council will be permitted access to this

information on request. The noise sensitive locations will be agreed with Chelmsford City Council prior to the commencement of any event.

7. The licence holder shall provide Chelmsford City Council, in advance of the event, contact telephone numbers of their appointed noise control consultant and other members of their management team who can be contacted in the event noise complaints are received.

8. During any event the licence holder will ensure there is a dedicated and continuously manned complaint telephone line that will be advertised to the public so that residents can contact organisers in the event they are disturbed by noise

9. A traffic and event management plan shall be submitted to the Licensing Authority, Essex Police and Essex County Council Highways at least 10 weeks prior to any planned event and licensable activity shall not take place if any of these object to the traffic management plan in writing within 6 weeks of submission and that objection is not rescinded.

Annex 3 – Conditions attached after a hearing by the licensing authority

1. The licence shall be time limited and authorise licensable activities only between the dates of 30th April and 31st October annually.

2. Where another premises licence is enforced for the premises Annex 3 Condition 2 shall be read that the 6 times a year will include events authorised by that other licence.

3. Customers will not be permitted to remove from the premises any drinks supplied by the premises in open containers.

4. The sale of alcohol for consumption off the licensed premises will be restricted to those persons temporarily residing in land adjacent to the licensed premises (i.e. tents and other temporary structures supplied or permitted to be erected by the licence holder on land occupied or controlled by the licence holder);

5. There shall be no events at the premises that are organised, promoted or advertised by an external promoter (i.e. by an individual/organisation not directly related to the management of the premises)

6. An incident log shall be maintained and made immediately available to police or licensing authority staff upon reasonable request. The log must be completed as soon as is possible and shall record the following:
   (a) All crimes reported to the venue
   (b) All ejections of patrons
   (c) Any complaints received concerning crime and disorder
   (d) Any incidents of disorder
   (e) All seizures of drugs or offensive weapons

7. SIA licensed security staff shall be used in accordance with a site security plan which will form part of the event management plan and a record shall be maintained (on the premises) which is legible and details:
   a) The day and date when door supervisors are deployed;
   b) The name and SIA registration number of each door supervisor on duty at the premises; and
   c) The duty start and end time for each door supervisor.

This record shall be retained for 31 days and be immediately provided to police or licensing authority staff upon reasonable request.

8. All security staff (and stewards) will wear high visibility clothing ensuring that they are readily identifiable.

9. The premises shall have in place and operate a zero-tolerance policy with regard to the use/possession of controlled drugs and psychoactive substances and advertise the same within the premises on posters and similar means. This policy may form part of the event management plan.

This policy shall specifically include but not be limited to:

i. Searching practices upon entry;
ii. Dealing with patrons suspected of using drugs on the premises;
iii. Scrutiny of spaces including toilets or outside areas;
iv. Clear expectations of staff roles (including the DPS, managers/supervisors and door supervisors);
v. Staff training regarding identification of suspicious activity and what action to take;
vi. The handling of items suspected to be illegal drugs or psychoactive substances
vii. Steps taken to discourage and disrupt drug use on the premises
viii. Steps to be taken to inform patrons of the premises drug policy/practices
ix. Patrol of perimeter (Haras) fencing to deter drug supply

10. A Challenge 25 scheme shall be operated, whereby any person who appears to be under the age of 25 years of age is required to produce on request an item which meets the mandatory age verification requirement and is either a:

- o Proof of age card bearing the PASS Hologram;
- o Photocard driving licence;
- o Passport; or
- o Ministry of Defence Identity Card.
- o Proof of age card bearing the PASS Hologram;
- o Photocard driving licence;
- o Passport; or
- o Ministry of Defence Identity Card.

11. The premises shall clearly display signs at each point of sale and in areas where alcohol is displayed advising customers that a 'Challenge 25' policy is in force.

12. All staff engaged in the sale or supply of alcohol on the premises shall have received training in relation to including under-age sales, how to recognise drunkenness and the duty not to serve drunk persons.

13. Training records shall be maintained and kept for a minimum of 12 months and made available to police or licensing authority staff upon reasonable request.

14. A refusals record shall be maintained at the premises, which details all refusals to sell alcohol. Each entry shall, as a minimum, record the date and time of the refusal and the name of the staff member refusing the sale. All entries must be made as soon as possible

and in any event within 4 hours of the refusal and the record must be made immediately available to police or licensing authority staff upon reasonable request.

15. The licence holder will appoint a competent security/stewarding contractor with expertise in the operation of security and stewarding of large-scale outdoor events. The security/stewarding contractor will ensure there are the correct number of SIA registered security staff at the event. Full details will be contained within the EMP.

16. The licence holder will ensure a full stewarding plan and evacuation plan will be produced as part of the EMP.

17. CCTV cameras shall cover all entrances and exits to the event.

18. All drinks will be dispensed in either plastic bottles or collapsible cups or containers, no glass vessels to be used the sale of glass bottles for Champagne, sparkling or premium wines will be allowed only in a dedicated security-controlled area which will be detailed in the Event Management Plan/Alcohol Management Plan and on the Site Plan each year.

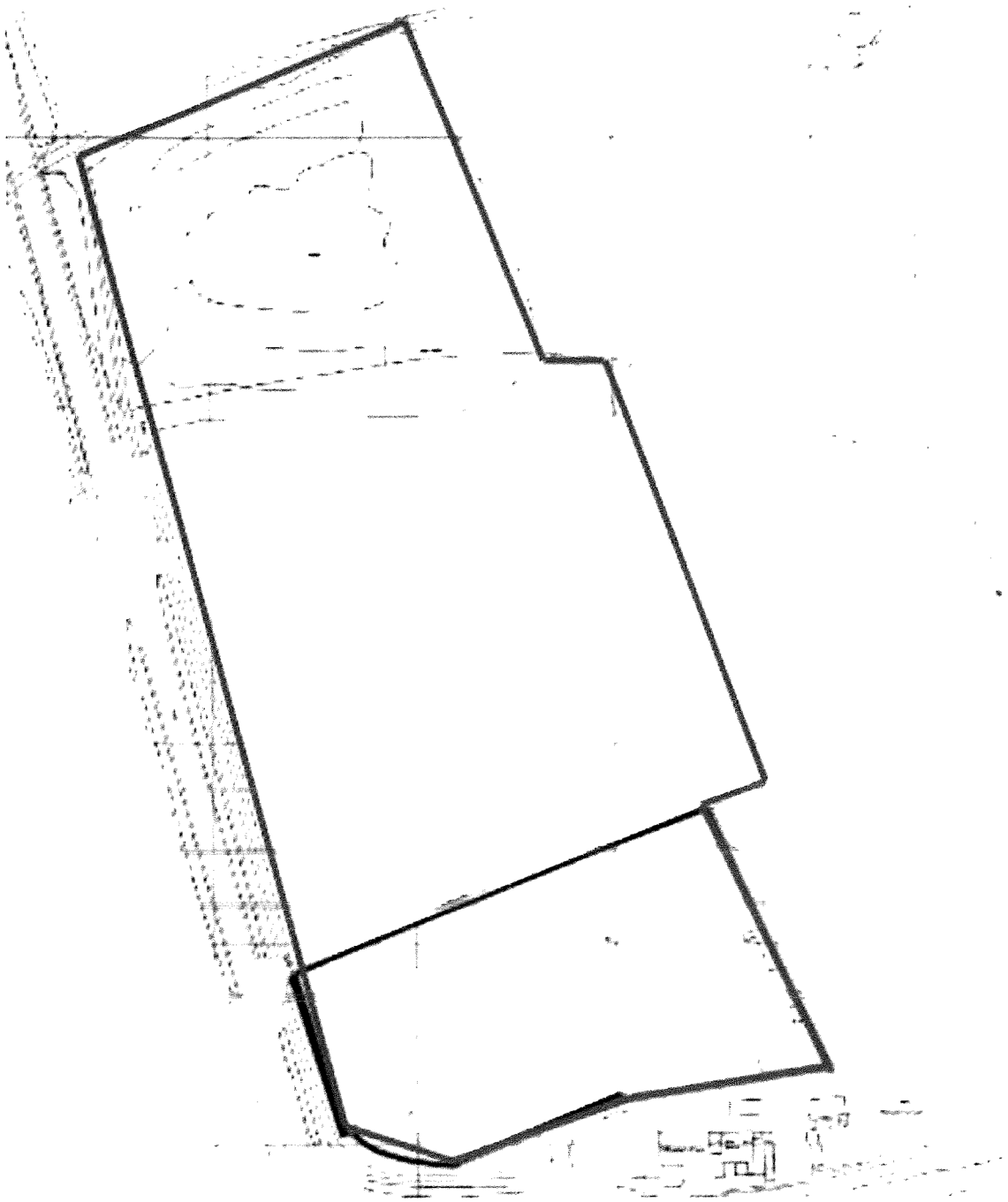
19. The licence holder will ensure the perimeter of the licensed area will be securely fenced and cordoned off to enable the licence holder to safely control the event.

20. The licence holder will ensure vehicle movement in the licensed area will be kept to a minimal for essential vehicles only.

21. In addition to water, other non-alcoholic beverages shall be available at all times whilst alcohol sale or supply takes place.

22. The land in the immediate vicinity of the lake is to be cordoned off to ensure that no patrons can access that area during events. Plans to cordon off the lake must be included within the Traffic and Event management plan.

Annex 4 – Plans



Appendix E T1

Essex Police Agreed Conditions

From: Licensing Chelmsford and Maldon <licensing.chelmsford.and.maldon@essex.police.uk>
Sent: 10 September 2026 08:02
To: Licensing <Licensing@chelmsford.gov.uk>
Subject: Time Limited Premises Licence - Wheelers farm - Representations .

OFFICIAL

Good afternoon ,

Essex Police have been in consultation with the applicant and the following additional conditions have been agreed:

- A total of 6x events including this 7.5k time limited application
- The capacity of 7,500 persons shall only apply to events classified as Low or Medium Risk through the organiser's documented event risk assessment process. Events classified as High Risk shall be limited to a maximum capacity of 5,000 persons.

Wheelers Farm T1 Licence Representations

Representation 1 : **First name**

Last name

Address line one

[redacted]

Address line two

Town or city

[redacted]

Postcode

[redacted]

Phone number

[redacted]

Email

[redacted]

Your enquiry

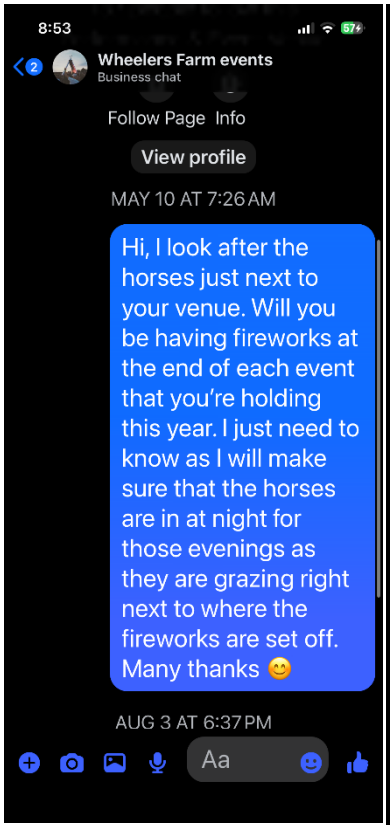
I write in relation to the license application for Wheelers Farm and would like to object in relation to the following points.
The prevention of crime and disorder.
Public safety.
Prevention of a public nuisance.

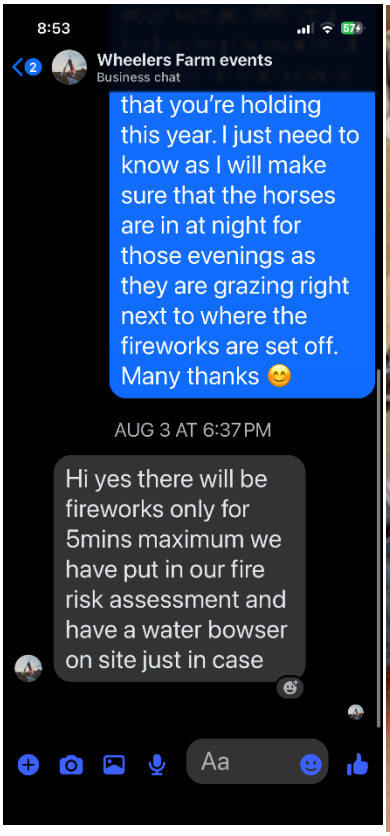
[redacted]. The lane into Sheepcotes Farm runs directly to the north, it is a single track concrete road which runs from Church Hill down to Sheepcotes Farm and the cottage. Whenever these events are on we see a large number of vehicles trying to access Wheelers Farm (they are following a dropped pin). Some of these drivers are very persistent, one taxi driver tried this way of accessing the venue three times despite being turned away each time. We have now taken to locking the gate at the top of the drive to prevent vehicle access.
Our liveries grazing is also directly to the north and are right next to the area where the fireworks are set off. The first time fireworks were set off at one of these events we had received no prior knowledge that they were having fireworks and horses

were out in their fields (we allow 24/7 turn out during the summer). Thankfully no horses were injured but had we had prior knowledge of the fireworks we could have made a decision to bring them in that night. This year I tried asking via their facebook page back in May whether they were planning on having fireworks at each event. I didn't receive a reply until August, of course I had already taken the decision to bring horses in at night during the events.
I was extremely relieved that the decision had been taken not to have fireworks at this last weekend due to the high fire risk but they were clearly intent on having them at the beginning of august when they decided to reply to my message from May.
The level of disruption felt does depend on the age range that each event is aimed at. Unfortunately, the weekend of the Boat Club tends to be the most disruptive. A number of people try to access the event not via the main entrance but across our field to the east of them. We have even seen security chasing people in this field. We have also had people sitting in the field using nitrous oxide. They then dump the gas canisters in our field. We had collected a number of the canisters by walking around the crop after the event but this year we found three canisters in the stone trap of the combine. Had these canisters gone through the combine it would have been fairly disastrous for the mechanism of the combine.
I want to make it clear that I'm not against these events going ahead. I attended the 80's night last year with friends and enjoyed it! As farmers we know only the difficulty and importance of making a living from your land! But despite trying to engage with the organizers of these events about very genuine concerns we get nothing back!
I attach a few photos to illustrate my points. It is both applications being made by Wheelers Farm that I wish to object to.

Kind regards,

Sent from my iPhone







Representation 2 : **First**

name

Last name

Address line one

[redacted]

Address line two

[redacted]

Town or city

[redacted]

Postcode

[redacted]

Phone number

[redacted]

Email

Your enquiry

Objection to licensing application by Wheelers Hill Events on grounds of
1) the prevention of crime and disorder (trespassers on our farm inhaling Nitrous Oxide and fly tipping canisters on our land)
2) public safety; taxis using a footpath to drop workers/visitors to site, our clients horses escaping from their fields as a direct result of fireworks, parking in private gateways preventing access to private land
3) prevention of public nuisance; trespassing and anti social behaviour on the farm
We have tried to contact the organisers on several occasions to address (and hopefully solve) our issues but have been ignored, met with a hostile attitude in person or delayed response (up to 6 months).
We feel that an expansion of these events by organisers that are not willing to communicate will lead toa considerable increase in disruption and potential damage to our property. My objections apply equally to both applications. So to be clear I am objecting to both licence applications

Representation 3 : Chelmsford Garden Community Council

Dear Sir,

Chelmsford Garden Community Council (CGCC) wishes to make the following representations in relation to the Licensing applications regarding the Wheeler's Hill site.

It is noted that there are two applications being one for a single event during 2027 for up to 7,500 people and the other for 6 events for up to 4999 people. Please note that the representations made refer to both applications.

CGCC wishes to object to both applications on the grounds of both public safety and also prevention of public nuisance.

A number of events have now been held at this venue, and the recurring issue appears to relate to traffic management and its adverse impact upon the local community. The site is not served by public transport so all access to the site is either via private vehicles or by taxis thus there is a substantial amount of traffic movement locally which will only become worse if more people are permitted to attend events.

There have also been problems with overflow parking and taxis waiting on local roads.

Although efforts have been made for recent events to manage traffic by reducing speed limits on Essex Regiment Way and closing Domsey Lane and Wheeler's Hill this has resulted in inconvenience for local residents who have to then make longer diversions to travel to their homes.

It is not known as to whether the organizers have considered other options such as negotiating the use of the Park and Ride car park or organizing a shuttle bus from the Railway station which could be feasible options, but without considering such options and trying to manage the traffic in the way it has been the concern is that it increases congestion locally and inconveniences residents generally.

Although not relevant at this precise point in time, it is noted that in years to come this venue will be directly adjacent to the new Northern Radial Distributor road which will be a fast moving a busy bypass route thus making access to the venue even more challenging to manage.

From a safety perspective, Councillors have still witnessed those attending the event walking along Essex Regiment Way when they leave the event which is dangerous along a busy road with no pavement late at night.

The Council would be grateful if these representations could please be taken into account when considering the applications.

Regards

Suzanne Walker

Executive Officer/RFO

Chelmsford Garden Community Council

Tel: 07495 473240

www.chelmsfordgarden-cc.gov.uk

Representation 4 :

[redacted]

Dear Sirs,
Wheelers Farm , Wheelers Hill, Little Waltham - New Licensing Application
I refer to the recent application by Wheelers Farm for:
1. An event in 2027 for up to 7,500 people and
2. Varying the existing premises license, replacing current temporary, time limited arrangements.
As a nearby resident and a responsible member of the public, I oppose this application for the following reasons:

· The events to date, with much smaller attendances, have created significant noise pollution well into the night with NNRs much above acceptable levels, particularly in the base range.

· Local residents have suffered extensive disruption to travel due to the heavy traffic created by the events and, although mitigated recently, excessive traffic along Domsey Lane, a single track, bendy unlit lane.

· Events at existing attendance levels already create the problems above and such an increase in attendance as applied for will not only exacerbate such problems but will negatively impact public safety.

· The current, temporary, time limited arrangements permit the inclusion of mitigation measures and it is evident from recent experience that, although the organizers did eventually implement some traffic restrictions, this was only after many protests at their stated intention to ignore the Councils required restrictions.

· The nature of the rural roads in the area coupled with major open land without any natural baffles to the noise nuisance make this area unsuitable for any such events and certainly increase in size and frequency of such events.

Yours faithfully,

Representation 5 : Cllr Mike Steel

An objection to the 7,500 attendance, but a concern about the 5,000 ones.

In both cases the relevant licencing objectives are:

- public safety

- prevention of public nuisance

particularly in relation to traffic and public safety on the roads around the site, and public nuisance to adjacent properties and Domsey Lane residents.

I am responding as :

City Cllr for Broomfield and the Walthams

Essex County Cllr for Broomfield and Writtle

My comments apply to both applications:

LDN Wild Ltd - Wheelers Farm, Little Waltham, Chelmsford, CM3 3LZ – closing date for comments 2026-09-10

LDN Wild Ltd - Wheelers Farm, Little Waltham, Chelmsford, CM3 3LZ – closing date for comments 2026-09-10

One is to increase the 5,000 people events to 2 per year– there are currently limitations on the number of 3,000 and 5,000 events. The second application is to have an event at 7,500.

My major concern is with the Traffic Management plan and whether it is even adequate for the 5,000 events.

I have monitored the events over several years and there has been times when the TM worked, and times when it didn't. It seems to be on the edge of adequate, and little contingency for unexpected events. The last couple of times, the actions of some vehicles/taxis in response to Cranham Road being closed caused some issues. Especially with vehicles using Domsey Lane.

My instinct is that a 7,500 event is not manageable from a TM point of view. This is a significant increase for an event, when it has not been demonstrated that smaller events can cope.

In terms of noise nuisance and behaviour of members of the public attending the events, there were quite a lot of complaints for the first events carried out at this site, but these seemed to settle down, as far as the residents of the main village of Little Waltham are concerned.

However, the impact on residents adjacent to Wheelers Farm is significant. I do not know how this can be mitigated other than by stopping the events altogether, or limiting their frequency

Representation 6 : Little Waltham Parish Council

PO Box 13516

CHELMSFORD

CM1 9PL

Email: clerk@littlewalthamparishcouncil.gov.uk

Representations from Little Waltham Parish Council

In relation to the Licensing Application by LDN Wild Ltd for Wheelers Farm, Wheelers Hill, Little Waltham

Little Waltham Parish Council wishes to make a formal representation in opposition to the two licensing applications for Wheelers Farm, Wheelers Hill, Little Waltham, as applied for by LDN Wild Ltd. The Parish Council would like to object on the grounds of public safety and noise and public nuisance.

The Parish Council understands that the venue currently has a licence for six events per year. The Parish Council is objecting to proposing the increase to capacity to 4,999 for each event, and the additional application for a 7,500 person event in 2027.

The Parish Council considers that the applications would undermine the following licensing objectives:

Public Safety

Wheelers Farm is accessed via Wheelers Hill and Essex Regiment Way, including rural sections which are fast-moving, unlit and without pavements. The surrounding infrastructure has not been constructed to accommodate events for several thousand people.

Increasing the capacity to 4,999 for each event will significantly increase traffic, congestion, potential for unsafe parking and pedestrian movements, with potential delays to emergency vehicles and impacting routes serving Broomfield Hospital.

The proposed 7,500 person event presents an even greater public safety concern due to the sheer volume of people. The Parish Council would like clarification about whether the site could safely sustain this amount of people, and how the venue would plan to deal with the traffic management due to the volume of vehicles, coaches and taxis that an event for 7,500 would attract.

The Parish Council have concerns due to the location of the venue about 4,999 or 7,500 people being able to safely leave the venue in an emergency situation.

Prevention of Public Nuisance

The proposed live and recorded music, together with up to 4,999 attendees (or 7,500) and alcohol sales until 23:00, will inevitably increase noise and disturbance from music, traffic, vehicles and people arriving and leaving the site.

The events will greatly affect the quality of life for local residents, as they will have a detrimental effect on the tranquillity and peacefulness of our village. Our community prides itself on being a place where individuals can find solace and respite from the noise and stress of urban life. Allowing such disruptive events to take place in our immediate vicinity would undermine that sense of serenity and have a negative impact on our residents overall quality of life. The potential increase in noise, and anti-social behaviour associated with late night events can cause undue stress and anxiety for individuals, particularly elderly residents and families with young children. Furthermore, the consumption of alcohol in large quantities can lead to an escalation in incidents of public intoxication, violence and property damage, further escalating the safety of our community.

Prevention of Crime and Disorder

The combination of significantly increased attendance, alcohol sales and entertainment creates an increased risk of anti-social behaviour, disorder and littering in the area, particularly during the arrival and late-evening departure of attendees.

Number of events

The Parish Council requests clarification as to whether the application for the 7,500 person event in 2027 (if granted) would be is included within the six events permitted under the second application, or whether it would be an additional seventh event. If the Council decide to permit any application, then the Parish Council wish to request that the limit for a maximum of six events per year is upheld.

Conclusion

Little Waltham Parish Council considers that the proposed increase in capacity represents a significant intensification of activity at Wheelers Farm and would have an unacceptable impact on the local community.

The Parish Council therefore objects to the applications in their current form and requests that Chelmsford City Council refuse both of the applications.

Representation 7: Essex Police

Essex Police Representation
Essex Police makes this representation in its capacity as a Responsible Authority under the Licensing Act 2003, with particular regard to the prevention of crime and disorder.

Essex Police has engaged with the applicant and event organisers during the consideration of this application and has reviewed the proposed operating schedule and licence conditions. Discussions have also taken place through the Safety Advisory Group process and other partnership arrangements.

Following those discussions, a number of conditions have been agreed between the applicant and Essex Police as detailed above . Subject to those conditions being attached to any licence granted, Essex Police is satisfied that appropriate measures are proposed to promote the licensing objectives and to mitigate identified risks associated with the operation of the premises and proposed activities.

This representation does not raise any objection to the application and does not seek refusal of the licence. Its purpose is to place Essex Police's assessment of the proposed arrangements before the Licensing Authority and to assist Members in their consideration of the application should they require clarification on any aspect of the policing or public safety considerations.

In the event that no further representations are received and the agreed conditions are attached to the licence, Essex Police does not consider a hearing necessary and would be content for the application to be determined under delegated powers.

Thank you

Ronan McManus
Senior Licensing Officer
Alcohol Licensing Unit
Essex Police

Telephone - 101 (Ext 406363)

Mobile - 07815 000889

Email – Ronan.McManus@essex.police.uk

Licensing Department (alcohol

Essex Police

PO Box 2

Braintree Police Station

CM2 6DA

*Representation 8 :*Dear Sir/Madam,

I am writing to express my full support for the licensing application for the premises.

I am a resident [redacted] which is approximately three miles from the venue. I have lived in the area for around five years and regularly visit and pass by the venue.

In my experience, the venue is a great asset to the local community. I believe it provides a positive environment for local residents and contributes to the community in a beneficial way.

I have also found the staff to be great, very friendly, efficient and professional. My experiences with the venue and its staff have been positive, and I have no concerns about the way the premises is operated.

Prevention of Crime and Disorder

I support the continued operation of the premises and believe that the venue is managed responsibly. In my experience, the staff are professional and efficient, which gives me confidence that the premises is operated in an appropriate manner.

Prevention of Public Nuisance

Having regularly visited the venue, I have found it to be a positive presence within the community. I have not experienced the premises as causing a public nuisance and believe that its continued operation is beneficial to the local area.

Protection of Children from Harm

I support the responsible operation of the premises and have confidence in the staff and management to maintain appropriate standards and ensure the venue operates responsibly.

Public Safety

The professional and efficient approach of the staff gives me confidence that the premises is managed with the safety of customers and the wider community in mind.

Overall, I believe the venue is a positive asset to the community. I fully support the licensing application and would encourage the licensing authority to allow the premises to continue operating.

Thank you for taking my views into consideration.

This is in relation to both.

Yours faithfully,

[redacted]

Representation 9 : Mr Represented by Michael Riordan **Our ref: SAM1/1**

(MWR)

10 September 2026

Wheelers Farm – LDN Wild Ltd – premises licence application 103084107 T1

Representation on behalf of Mr

1. We are instructed by Mr of, , [redacted]. This representation is made on Mr behalf as an "other person" within s 13(3) of the Licensing Act 2003 ("**LA 2003**").

2. **Mr objects to this application and asks that it be refused. Mr wishes to be heard on the application.**

3. Our client's home is located a short distance east of the application site at Wheelers Farm, Wheelers Hill, Little Waltham, Chelmsford, CM3 3LZ ("**the Premises**").

Licensing history

4. A brief history of the licensing of the Premises is useful to set the scene:

a. In 2021, premises licenses were granted to Nu Future Ltd (21/00210/LAPRE) and BJP Productions Ltd (21/00207/LAPRE) for up to 5,000 attendees.

b. Essex Police applied for a review in September/October 2021 and on 3 December 2021, the review was determined and new conditions were imposed, including a cap of 1,500 attendees.

c. In 2022, a licence was granted to Regala Properties Ltd (22/00152/LAPRE) for six events per year capped at 1,500 attendees.

d. In January 2024, LDN Wild Ltd applied for a new premises licence with no limit on the number of events of up to 3,000 attendees. On 20 March 2024, a new licence was granted to LDN Wild Ltd for six event days per year: two of 3,000 attendees, two of 1,500 attendees, and two of 1,000 attendees.

e. In September 2025, LDN Wild Ltd applied for a new licence to run alongside the existing licence. On 6 November 2025, a time-limited licence for two events during 2026 of 5,000 attendees was granted to operate alongside the existing licence with a total limit of six events in the year.

5. As we understand it, the operational licence is the 2024 licence (as amended) of six event days per year, two of 3,000 attendees, two of 1,500 attendees, and two of 1,000 attendees.

The application

6. The application, designated T1 by the applicant and dated 13 August 2026, seeks a new time-limited premises licence for a single event in 2027 with a capacity of 7,500 patrons, not exceeding 13 hours in duration. It is essentially a trial of extending the capacity of events at the Premises.

7. In conjunction with the companion "P1" application, the applicant seeks also to increase the number of events per year to seven, reflecting the applicant's approach of incrementally increasing the capacity of events at the Premises year-on-year.

Objection

8. Our client objects to the application (and the companion application "P1"), on the basis that it fails to promote the licensing objectives, as explained below. This objection is largely a duplication of the objection in relation to application P1 because the reasons for the objection are the same for each, however for convenience we

note that paragraphs 40, 41, 44 of this objection are different to the objection in relation to P1 (and we have underlined them for that reason).

Our client's experience of the events

Noise

9. During events at the Premises, music and amplified speech are audible inside Mr home. This has caused him and his family to abandon outdoor areas and resort to noise-cancelling headphones inside. The bass and low frequency component of the noise is the particular problem – Mr x notes that it feels as though the house is shaking with the vibrations of the music.

10. Following the excessive noise during the event on 13 June 2026 and the disturbance caused, Mr x felt ill for a few days.

11. The repeated interference with Mr x enjoyment of his home causes distress and annoyance. Put simply, Mr x considers that the events are too loud and too frequent.

Capacity

12. Mr x is concerned at the incremental increases in the capacity of events at the Premises (from 1,500 in 2022, to 3,000 in 2024, to 5,000 in 2026) and the associated incremental increases in the adverse effects of the events on local residents.

13. Mr x has been told by a neighbour that a police officer had indicated that the capacity for the event on 13 June 2026 was exceeded by 2,000 patrons. Without verified attendance evidence, Mr x has no faith that the events are being managed appropriately. Regardless, Mr x considers that the events have become too large for the Premises.

Access restrictions

14. Road closures have been implemented at recent events to address public safety issues with previous events. However, those closures affect local residents.

15. Mr x has been refused entry, including with his pregnant daughter, who was forced into a 20-minute detour to reach a property she could otherwise reach in under a minute.

16. The traffic measures put in place are similar to emergency measures – and Mr considers that a festival is not an emergency, and residents should not have access to their own homes restricted or diverted for a commercial event seven times during the summer months.

Dispersal and highway safety

17. Mr x has observed large numbers of pedestrians, many plainly intoxicated, walking on and beside the A130 (Essex Regiment Way) and Wheelers Hill to and from the site. Mr x observed young people walking in the middle

of the carriageway, lighting their way with mobile phones and passing close to moving traffic. A neighbour witnessed young people lying in the road intoxicated.

Drug and alcohol misuse and antisocial behaviour

18. Mr x has found used nitrous oxide cannisters discarded immediately outside his gates, and substance use directly outside his home. Attendees have been observed openly urinated on the roadside outside his home, and other residents have been threatened by attendees after being asked to move a car.

Summary of concerns

19. Mr x central concern is that events at the Premises have become too large, too loud, and too frequent.

20. The limits set in 2022 (of six events limited to 1,500 patrons) were sensible and reasonable, and continue to be so. The extensions since then have made the events untenable. The application (and its companion) takes these incremental increases to the extreme, and at some point the Committee must join with Mr x and his neighbours and say ‘enough is enough’.

Evidence

21. The Committee recorded in November 2025 that "all decisions on licensing applications must be evidence based". The evidential basis in relation to this application does not support granting it. In particular:

a. Attendance is not verified. By its response to request IR13811 dated 4 September 2026 the Council confirmed that it "does not hold records showing final attendance figures for each event" held since 2024, and that it has not been necessary to obtain or retain such evidence. Compliance with the capacity conditions — which the Committee described in March 2024 as fundamental — is therefore unverified. An application to raise those capacities cannot rest on an assumption of compliance with the existing ones.

b. The 2025 grant was a trial. The licence granted on 3 November 2025 ran from 1 January 2026 to 1 September 2026 and authorised two events of no more than 5,000. That limitation does not appear in the decision letter but appears in the committee report and the minutes. The two events were held on 13 June and 30 August 2026 and the licence has expired. This application does not maintain a settled position: it converts a trial into a permanent entitlement.

c. The reasoning in November 2025 rested on a silence. The Committee concluded that "the absence of any formal objection from the responsible authority indicated that the existing controls were functioning effectively". We expect that Environmental Health and Essex Police will object to this application.

d. The premise of the 2024 grant cannot be maintained. The Committee recorded in March 2024 that there had been "no significant issues with events taking place since 2021". Whatever its accuracy then, it is not a finding available now, based on the evidence.

22. Further, our client relies on the following evidence relevant to the licensing objectives.

The prevention of public nuisance

23. There has been a continued history of noise complaints from the community in relation to events held at the Premises, since they began in 2021. Mr x complained about noise from the Premises from the event on 13 June 2026, and Little Waltham Parish Council reported that noise complaints had followed events in 2025. It is clear that the applicant has not resolved the noise issues that are inherent in hosting events at the Premises, and that continued events will continue to cause noise disturbance to residents, such that they have caused, and will continue to cause, a public nuisance.

24. Following Mr x complaint on 13 June 2026 the Council's Environmental Health Officer and the applicant's acoustic consultant together attended Mr x home. The consultant's contemporaneous record of the measurement taken between 21:34 and 21:50 reads:

Measured level, LAeq,T dB: 61.6

Low Frequency Noise Control 63Hz, dBZ: 77.9 125Hz, dBZ: 47.6

"Music clearly audible. Low frequency and mid-range clearly audible … 50hz noted to be prominent … We are within criteria however low frequency content is very prominent. Please attenuate 63hz by >6dB."

25. The criterion recorded at the head of that report is "63Hz <70dBz" i.e. a limit of 70dBz for noise at 63Hz. The measured figure of 77.9 dBZ exceeds it by 7.9 dB. The consultant's narrative says "within criteria", however on the face of the report the statement that the noise was "within criteria" can only address the A-weighted figure of 61.6 dB. The low frequency component was not within the criterion because it exceeded it.

26. The exceedance was measured at a residential receptor, in the presence of the responsible authority. It was corrected only because our client complained. And a further complaint from the same area that evening was not attended, the consultant recording that "the EHO deemed a standard response would suffice".

27. It does not appear that the applicant is able to comply with limitations on noise for events at the Premises, under the current licence arrangements. Accordingly, they should not be allowed to increase the capacity and number of events, as sought in this application (and its companion application).

Public safety

28. On 3 December 2021 the Committee found that public safety had been "seriously compromised" by an event on 4 September 2021, that Essex Police had closed Essex Regiment Way for approximately one hour and fifty minutes, and that patrons had walked on and across that road having parked on its verges. It concluded that 1,500 was the capacity at which the licensing objectives would not be undermined at this location.

29. Measures introduced for the 2025 and 2026 events — a temporary traffic regulation order, a clearway, CSAS officers, coaches and restricted taxi pick-ups — are an improvement on that situation, however that improvement is mitigation of a risk inherent in the location: a single access point on a rural lane some 150 metres from a roundabout on the A130. The measures are extensive because the network is not suited to events of this scale, and each increase in capacity increases the consequence of any failure of them. Those are measures that have a material impact on local residents, who during past events have been refused access to and from their homes during events.

30. The Committee can have no confidence that these measures:

a. Can adequately mitigate the risk to public safety caused by the increase in capacity sought (of 2,000 more patrons than the currently permitted maximum); and

b. Are appropriate to impose on local residents seven times during the five-month summer period.

31. In November 2025 the Committee expressly relied on a condition requiring that a traffic and event management plan be submitted to the Safety Advisory Group before any event, and "that no event would take place without the necessary consent from the SAG, meaning that there must be no outstanding written objections". It described this as "an effective regulation measure".

32. Proposed condition 9 changes that approach, and only requires a plan to be submitted to the Licensing Authority, Essex Police and Essex County Council Highways at least ten weeks beforehand, and provides that licensable activity "shall not take place if any of these object to the traffic management plan in writing within 6 weeks of submission and that objection is not rescinded".

33. There are three changes. The Safety Advisory Group is removed from the mechanism, so the multi-agency forum which has considered every event at this site since 2021 – including the Fire and Rescue Service, ambulance provision, Greater Anglia and the Parish Council – no longer has any role in the condition. Positive consent is replaced by the absence of objection, so silence operates as approval. And the objection window is closed at six weeks, after which an objection, however well-founded and however late the information giving rise to it, does not bite.

34. The Committee should not accept the removal of the safeguard it identified as effective ten months ago in this application which seeks to make 2026’s temporary arrangement permanent and increase the number of events.

The prevention of crime and disorder

35. Our client instructed licensed investigators to attend the events of 22, 29 and 30 August 2026. In summary they record:

a. items consistent with drug packaging discarded within the event area on each of the three days;

b. individuals openly smoking hand-rolled cigarettes consistent in appearance and odour with cannabis, and on 29 August a person passing such an item to another;

c. on 30 August, a suspected hand-to-hand transfer at the toilet area, repeated occupation of single toilet cubicles by more than one person, and two unsolicited remarks to investigators consistent with references to cocaine;

d. numerous attendees appearing unwell or under the influence, an ambulance and medics in attendance, and an emergency response in the field late in the event of 30 August.

36. We do not seek to overstate the severity of this evidence and it is acknowledged that no evidence was observed of dealing – the observations are of open use and of items consistent with use, not of supply. The events were staffed with security, stewards and medical provision.

37. However, proposed condition 9 requires a zero-tolerance drugs policy including "searching practices upon entry", "scrutiny of spaces including toilets or outside areas"

and "steps taken to discourage and disrupt drug use". Conditions in substantially those terms have been attached to the licences at this site since 2022. The August 2026 observations describe precisely the conduct those conditions are directed at, occurring openly, at the final events held under the licence now sought to be made permanent. 38. This is the first independent record of what occurs at these events since 2021. The Committee has, on each of the last two occasions, been invited to grant on the footing that recent events passed without significant issue. It is clear that the conditions on existing and expired licences directed at the prevention of crime and disorder have not achieved their aims, and should not be relied upon.

Technical/drafting issues

39. The proposed conditions include two sets of numbers – i.e. there are two “1”s, etc. If the application is to be granted, that must be addressed. In this representation the proposed conditions are referred to as “1.1”, “1.2”, etc for the first set of conditions, and “2.1”, “2.2”, etc for the second set.

Proposed condition 1.2

40. Proposed condition 1.2 provides that amplified sound "will not cause a nuisance outside the boundary of the site between 1100 hours and 2300 hours". It is unclear why the condition only seeks to prevent a nuisance during specified hours – it would be reasonable to expect the licence conditions to prevent nuisance at any time.

Proposed condition 1.4

41. Proposed condition 1.4 sets a variable music noise limit – of 65dB LAeq,15min for the event under the temporary licence (plus three events authorised under the permanent licence), and 15 dB LAeq,15min above the background noise level for other events.

42. This does not comply with the 1995 Code of Practice on Environmental Noise Control at Concerts (“**the Pop Code**”) which provides that for seven concert days per year, the limit for all events should be the lower limit of 15dB above background.

43. In this context, the background noise levels have previously been observed to be approximately 30dB LA90. The difference between the music noise limits at any noise sensitive location that the Pop Code would suggest for all events proposed (approximately 45dB LAeq,15min) are significantly lower (by 20dB) than what the applicant proposes for four events (65dB LAeq,15min).

44. A difference of 10dB is perceptively a doubling of noise, and so the applicants are seeking the Committee's authorisation to cause noise which is four times as loud as what the relevant guidance would suggest, four times in 2027.

Proposed condition 1.5

45. Proposed condition 1.5 requires only that "a low frequency music noise control strategy shall be included as part of the NMP and shall be submitted to, and approved in writing by Chelmsford City Council". No numerical low frequency limit appears anywhere in

the proposed conditions. The 70 dBZ figure applied by the consultant on 13 June derives from that strategy, not from the licence. Accordingly there is no proposed enforceable condition in relation to low frequency noise. 46. The one documented instance of low frequency measurement at our client's home, which exceeded the applicable figure by nearly 8 dB, would, if repeated under terms of the licence sought, not have been an enforcement breach of condition.

47. Our client considers that the low frequency component is the characteristic of these events which carries most prevalently into his home, which correlates with the applicant's consultant's observations on 13 June, 24 May and 23 May 2026.

48. If the application is to be granted, then it would be reasonable to have conditions restricting low frequency noise to specified limits.

Proposed condition 2.2

49. Proposed condition 2.2 permits an event of up to 13 hours in duration. The licence application seeks authorisation for licensable activity between 13:00 and 23:00 — ten hours. A 13-hour day implies a start at or about 10:00.

50. The application appears to seek authority (in the conditions) for an operating day three hours longer than the present licence permits, and the Committee will wish to know what is proposed to happen in those hours, and from what time amplified sound will be produced.

51. This discrepancy must be clarified.

No surrender condition

52. The application does not propose a surrender of existing licence, which must be included (as with previous grants in relation to the Premises).

Plan non-compliance with Regulations

53. The red line outline on the plan does not comply with reg 23, Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005 because:

a. It is not clear and legible in all material respects – reg 23(2);

b. It does not show the location of points of access to and egress from the Premises – reg 23(3)(b);

c. It does not show fixed structures or similar objects temporarily in a fixed location which may impact on the ability to use exits or escape routes without impediment – reg 23(3)(e); and

d. It does not show the location of the stage or raised area – reg 23(3)(f).

Conclusion

54. Mr x asks that the application is refused. This request is based on evidence relevant to the licensing objectives. In the alternative, Mr x asks that appropriate conditions are imposed to address the issues raised in this letter.

55. Mr x wishes to be heard on the application and we ask that a hearing be held under s 18(3)(a), LA 2003 and that he and his representatives be permitted to attend and to question other parties.

56. We ask that this representation and the documents referred to in it be reproduced in full in the agenda pack placed before the Committee. We would be grateful for written acknowledgement of receipt and for confirmation of the hearing date in due course.

Yours faithfully

RICHARD BUXTON SOLICITORS

Representation 10 : Lewis Mould

Dear Alex,

I am the chair of the Safety Advisory Group (SAG) for events that take place within the Chelmsford City Council area.

In my capacity of chair of the SAG, I wish to make a representation regarding the two applications made by LDN Wild at Wheelers Farm. My representation relates to public safety, but is not an objection, and is submitted instead to provide some information and context on the engagement between the organisers and the SAG members.

The organisers and their representatives have engaged with the SAG process over recent years and have been receptive to comments and advice from the various agencies in the group including Chelmsford City Council, Essex Police and Essex Highways. This advice has led to changes in operating plans to assist in events being run in a safe manner, and in accordance with the licensing objectives and

relevant licence conditions. This representation is made to allow members of the Licensing Committee to clarify with me, as the Chair of the SAG and the responsible authority for the Licensing Authority, any matters that may arise during any hearing for these applications.

The applicant has agreed to a proposed condition that I have put forward to clarify that there will be a maximum of 6 events per year across the two premises licence (if these are granted).

There is concern held about the increase in capacity both for the time limited event in 2027 application, and for the permanent licence application, in terms of public safety and access to and from the site. However, I would confirm that I do not hold substantiated evidence that the proposals will not comply with the licensing objectives and so am not in a position to object to these applications.

Regards,

Lewis Mould
Public Health and Protection Services Manager
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