

Woodside Farm  
Wellow,  
Newark,  
Nottinghamshire  
NG22 0EJ

## **OBJECTION TO PROPOSED LICENSE FOR FOREST EVENTS AT THE 616 SITE**

We are writing to object to the proposed license for Forest Events Ltd for The 616 venue (Wellow, Newark, NG22 0EJ)

We are objecting all aspects of the license:

- Live music until 2am Monday to Saturday and until 0000 hours on Sundays.

- Late night refreshment until 2am seven days a week.

- The sale of alcohol for consumption both on and off the premises from 7am-2am seven days a week.

The objections are based on the following grounds:

1. Environmental impact
2. Proximity to residential areas
3. Non adherence to previous licenses
4. Proximity to Woodside Farm
5. Demand in the area
6. Safety concerns
7. Current planning permission

### **1. Environmental impact**

The new hotel site is extremely close to a SSSI woods, thus containing many important species of wildlife and ancient trees. The noise and light pollution would be encroaching on the ancient forest and in turn would affect the abundant natural woodland wildlife and would also affect neighbouring properties including ourselves.

The hotel though not even open yet already creates significant light and noise pollution in the area, from which we and other residents are already affected, from the building work of the current hotel. Once the hotel is up and running there would be additional 24/7 light and noise pollution created by the hotel from the buildings and events held there, without the addition of live and recorded music, alcohol consumption and refreshment service at the proposed times for this license into the early hours of the morning.

With the hotel being located so close to the SSI woods we feel a Heritage Impact Assessment including an archaeological assessment to enable further consideration of any potential heritage implications of the proposal need to be enforced prior to granting any license to Forest Events.

The submitted sound level test report by 'Cosmic Sound', an East Midlands PA sound hire company, is wholly inadequate. They are not acoustic sound engineers or consultants. A noise report undertaken by a suitably qualified acoustic sound engineer is required. The report needs to be approved by a senior EHO before any regulated entertainment can take place at the 616 site.

## 2. Proximity to residential areas

The location of the 616 site is surrounded by residential housing and many with young families. We feel that the alcohol consumption and noise from the music would affect residents, in particular those with young families with children in bed asleep at the proposed times for the music.

The part of the application that is especially concerning is the 'sale of alcohol off the premises'; noise would spill out to the outside environment, creating additional noise and additional litter in the area. We have had previous issues with litter from the past events held at this site, spilling into our fields where sheep reside and also into the SSI woods.

At the proposed times, it is especially quiet in the village and the noise will echo around the valley and village. This comes with previous experience from numerous past events held by Forest Events at The 616 site. To have this on a permanent basis would be detrimental to the area and its residents.

## 3. Non adherence to previous licenses

[REDACTED]

[REDACTED]

[REDACTED] So would question if the license holder would adhere this new license, rules and regulations. I would question how the events that are proposed to be held would be policed by the license holder to ensure only the hotel residents use the events and are kept safe both inside and outside, when there is only overnight accommodation for 13 bedrooms. With alcohol purchasing outside the hotel, I would also be concerned about guests spilling out into the surrounding areas of the village, again how is this going to be kept under control and policed? I would question how the local authority is going to police this too. With rural policing being at an all time low, I would think this kind of eventing/license should be kept to more urban areas.

#### **4. Proximity to Woodside Farm**

As part of our planning requirements for relocating our pig farm to the existing site (Woodside Farm, Wellow), we had to adhere to a minimum 400m distance from residential properties, this was in order to protect residents from unnecessary noise, smell and light pollution. The hotel planning application already contravenes our 400m distance and I am sure this license would have implications for being too close to our farm also.

The proposed license would hugely affect our life from constant unwanted noise until 2am, due to the close proximity to the site, causing undue stress for our family.

It is well known that noise levels can contribute to cardiovascular effects in humans and animals. Along with putting our family at risk it is also going to put our animals at risk.

The proposed license would have a detrimental effect on our livestock and therefore our business. We have sheep permanently residing in the fields surrounding the 616 site and pigs extremely close by. The additional constant loud noise into the early hours of the morning could cause unnecessary stress to our animals potentially resulting in interfere with reproduction, effect lamb growth and feed efficiency, the noise levels could also alter the predator detection and avoidance which they rely so heavily on.

This would reflect in our end product and obviously lower their currently high welfare, low stress life that they have. Stress has been shown to reduce performance in animals, can contribute towards miscarriages and affect their ability to consume food. In animals it

#### **5. Demand in the area**

With numerous other venues in the area for functions, with varying sizes and purposes, it brings into question the demand for such a license at the 616 site. When other venues are better located away from residential areas, with little intrusion on the countryside and its residents.

#### **6. Safety concerns**

Living so close to the event we confirm that there is only one shared access point/drive into and out from the site location (we own the rest of the access surrounding the site) so we would question the safety for the proposed events being held there. The one access point is also lacking any safety lighting, which is another safety concern when considering a license for events held here regularly and at the hours suggested by the license applicant.

There is poor highway access into and out of the 616 venue from the main road which is the A616. There are only 2 possible entry and exit access points to get to and from the main road. As residents using the access points several times a day we can say visibility is extremely poor and use is dangerous even to regular users who are aware of the potential dangers. On one access point (the access closest to Ompton village) visibility is poor coming out from the proposed hotel site onto the main road (Newark Road, A616) due to houses and walls situated by the road side.

The other access point (going past Wellow dam onto Newark Road, A616 nearer to Ollerton) is a staggered junction. There is increased danger when pulling out here and turning right onto the A616 towards Ollerton. It involves drivers who wish to turn right having to negotiate traffic coming from the opposite direction at a staggered junction at up to 50mph. The use of this junction has increased significantly recently due to several new housing developments in close proximity to the 616 site.

The 'road' that guests of the events/hotel will travel along after leaving the A616 to access the hotel is an unadopted, unsurfaced, pot holed, single track and unlit. ~~The road that the either access point~~ The track is ~~maintenance by some of the local residents, not~~ classed as common land and is currently maintained by the ~~council~~ due good will of two local farmers for the use of the local residents. Who would be liable for the maintenance of this with the increased usage by event goers? The safety of this unadopted track is questionable for large volumes of guests to use, with frequent locals using it for recreational walking, cycling and horse riding. This road is only going to deteriorate in condition with this increased traffic and decrease in safety for pedestrians.

(As a side note part the track from Woodside Farm, going past Hall Farm and up to the access point closest to the Ompton has just been attended to by the two local farmers, so is showing that it is currently in a reasonable state of repair).

Wellow village roads were gridlocked after a recent event held at the 616 site and was overrun with guests, which highlighted the fact that the venue and our small village roads cannot cope with the size of events and traffic going through and to add this also wasted a lot of police time trying to rectify the situation. It also highlights the fact that the one access into and out of the site is not safe and insufficient for use for big events. This would be another reason not to encourage big events here by granting the proposed license.

## 7. Current planning permission

The 616 venue currently only has planning permission for a 13 bed holiday accommodation (26 people) with no permission for 100 car carpark as mentioned by the license applicant. Serious questions need to be raised as to where the additional

274 people will park their cars and reside when on site. The current area where we have previously seen being used as a car park for past events has no lighting and cannot hold many cars for big events. The additional cars have previously been parked throughout the village, blocking roads, drives and access points making it dangerous for both pedestrians, road users and poor access for emergency vehicles.

The 'underground cellar' in the submitted plans show no second means of escape in the event of an emergency such as a fire. When considering the amount of people the proposed license is for, issues like this definitely need to be addressed prior to granting any license in order to protect the safety of people attending the event.

Please use the above address for contact.

Richard and Jennifer Baugh